



THE STORY OF
Field View
Walpole Highway, Norfolk

SOWERBYS



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Field View

Walpole Highway, Norfolk
PE14 7QA

Stylish Four-Bedroom Detached
Home with Countryside Views

Traditional Detailing

Stunning Open-Plan Kitchen/Dining
Room with Bi-Fold Doors

Bespoke Fitted Cabinetry and
Herringbone Flooring

Cosy Sitting Room with Log
Burner and Brick Fireplace

Flexible Playroom/Snug

Luxury Hotel-Style Refurbished Family Bathroom

Principal Bedroom with En-Suite

Sensibly Landscaped Gardens

Impressive Home Office/Garden Studio
with Power and Field Views

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Tucked away within the peaceful Norfolk countryside and framed by panoramic field views to both the side and rear, Field View is a striking, beautifully crafted family home that effortlessly combines timeless charm with the comforts of modern country living.

Originally purchased as a new build, the current owners have thoughtfully introduced traditional detailing throughout - soft heritage tones, warm timber accents, and elegant finishes - transforming the house into a truly welcoming and characterful home. Every corner feels considered, every room a gentle blend of classic styling and contemporary ease.

To the rear of the home lies the show-stopping heart of the house - an exceptional open-plan kitchen and dining room, flooded with natural light. This space has been designed for connection and calm, with solid wood worktops, shaker cabinetry and a wonderful herringbone floor. The bespoke fitted shelving and cabinetry at the dining end adds both style and function, beautifully finishing the room. Bi-fold doors open wide to the rear terrace, allowing the garden and surrounding fields to become part of everyday life.

At the front of the house, the layout allows for flexibility and comfort. A cosy sitting room with a log-burning stove set in a traditional exposed brick fireplace and oak mantel offers the perfect spot to unwind, while opposite, a playroom or snug adds useful space for growing families or home working.

Upstairs, four bedrooms provide peaceful retreats, with the principal bedroom benefiting from an en-suite. The family bathroom has been completely refurbished by the current owners - now a luxurious haven reminiscent of a boutique hotel, with high-end finishes that create a serene, spa-like experience.





Living here we have enjoyed beautiful countryside walks, bike rides, and visits to our favourite local spot – ‘The Barn’ restaurant, just a mile down the road





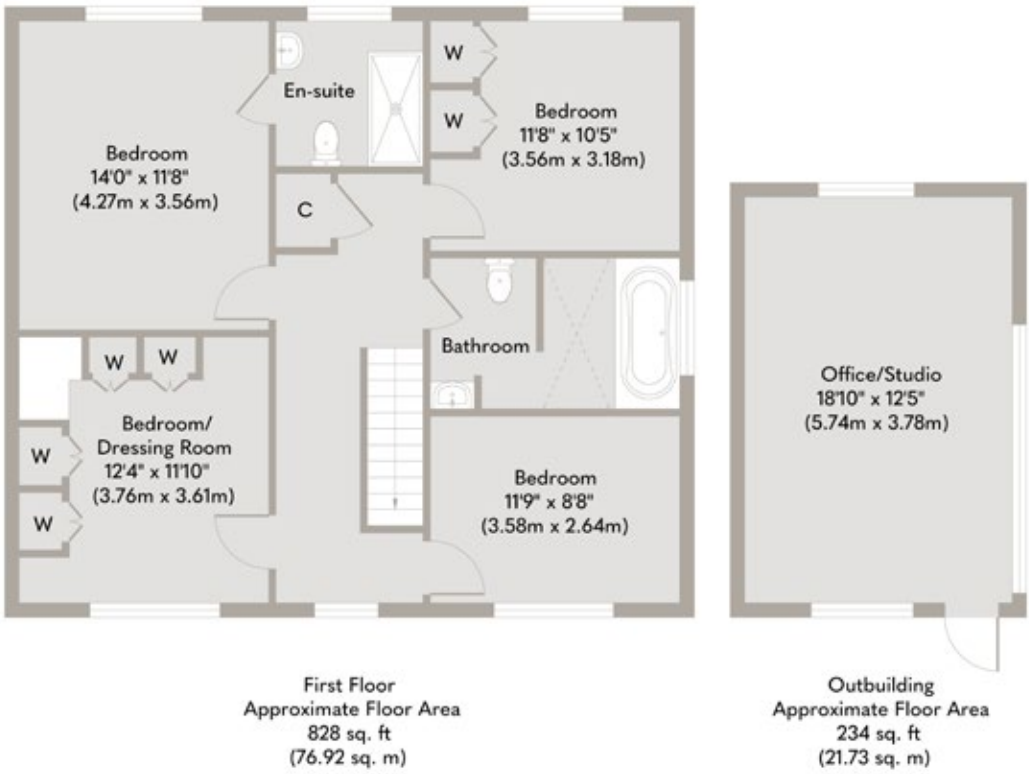
Outside, the sense of care continues. The garden has been cleverly landscaped to balance beauty and practicality - perfect for family life and easy entertaining. Beyond the main house sits a truly impressive home office suite: thoughtfully positioned with sweeping views across the garden and fields, fully powered, and designed to be a space of possibility. Whether as a dedicated office, creative studio, games room, or simply a peaceful escape, it offers the ultimate in versatility and lifestyle appeal.

Field View is a home with heart, where every improvement has been made with purpose, every detail carefully chosen. Surrounded by open skies and the soft rustle of fields beyond, it's a place to savour, to grow, and to truly call home.



The office is a very creative and productive space with lovely views across the fields.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Walpole Highway

A CHARMING, WELL-CONNECTED VILLAGE.

Walpole Highway is located halfway between King's Lynn and Wisbech. It has easy access to Peterborough, Downham Market and the coast. There is an excellent primary school and a village post office/shop.

The village of Walpole St Peter is approximately two miles away and has a magnificent church, St Peter, 'The Cathedral of the Fens'. It has been described as 'probably one of the finest parish churches in England' and it hosts the famous annual flower festival. The village also has a roller skating rink.

King's Lynn, just five miles west, is a thriving town with a wealth of amenities, including a diverse selection of shops, supermarkets, and out-of-town superstores. The area is well-served by schools, the Queen Elizabeth Hospital, and a range of leisure facilities, from sports centres to cinemas.

With excellent transport links, King's Lynn continues to attract professionals seeking an easy commute. Cambridge, Peterborough, and Norwich are all within an hour's drive, while the direct rail service to London King's Cross takes just 1 hour 40 minutes, making it a convenient base for those working in the capital.

The town's Vancouver Centre is home to a mix of high-street retailers and independent restaurants, adding to its appeal. Entertainment options include the Majestic Cinema and King's Lynn Alive Corn Exchange, both popular venues for film and live performances. For culture lovers, St George's Guildhall—the UK's largest surviving medieval guildhall—hosts a dynamic programme of arts and events, reflecting the town's rich history and vibrant community spirit.



Note from the Vendor



“The house is in a really great location - out of the way, but close enough to all the amenities we need.”



SERVICES CONNECTED

Mains electricity, water and drainage. Heating via air source heat pump with underfloor heating to the ground floor.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

C. Ref: 2700-2098-0232-0094-3693

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///amends.notion.fortified

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SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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