



THE STORY OF

Summerhill House

West Walton, Norfolk

SOWERBYS



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Summerhill House

61a Salts Road, West Walton
PE14 7EJ

Five Bedrooms, Three Bathrooms
Including Two En-Suites

Striking Georgian-Style Façade
with Pillared Entrance

Grand Galleried Landing and
Central Oak Staircase

Beautiful Solid Wood Kitchen with Central Island

Light-Filled Garden Room with
French Doors to Garden

Spacious Sitting Room with Log
Burner for Winter Warmth

Detached Studio Ideal for Art,
Hobbies or Home Working

Set in Over a Third of an Acre
with Mature Gardens

Popular Rural Village with Peaceful, Country Feel

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Set behind a sweeping gravel drive, flanked by a manicured front lawn and framed with timeless Georgian symmetry, Summerhill House captures the imagination. With its grand pillared entrance and enduring kerb appeal, this beautiful family home has been a treasured retreat for the current owners for 14 years.

Inside, a striking central oak staircase anchors the heart of the home, blending traditional features with sleek contemporary finishes. This house balances sophistication with everyday comfort - spacious, elegant, and deeply homely.

To the front, a cosy study offers a perfect spot for working from home or enjoying morning coffee. Across the hall the sitting room features a log burner, transforming it into a winter sanctuary. The formal dining room is ideal for celebrations and cherished for Christmas gatherings.

“Our home is unique, spacious and homely.”

The stunning solid wood kitchen, with its central island and integrated hob, is designed for sociable cooking. The garden room offers a light-filled space to unwind, extending naturally into the garden through french doors.

Upstairs, a galleried landing leads to five bedrooms, including two principal rooms with dressing rooms and en-suite showers. A modern family bathroom and a fifth single bedroom provide flexibility for multi-generational living or guest accommodation.





Outside, the grounds extend to just over a third of an acre (stms), offering privacy, peace, and space to breathe. The rear garden is predominantly laid to lawn, bordered by established planting and featuring a wildflower area attracting butterflies and bees.

To the rear of the plot lies the double garage and an exceptional garden studio, currently used as an art space but easily reimagined as a home office, games room or creative retreat.

There's a summer house too, perfectly positioned to enjoy long evenings in the garden. From here, the sound of hooves on the nearby road offers a gentle, cherished reminder of the slower pace of village life - a welcomed rhythm in this rural corner of Norfolk.

“In the summer the garden room with the doors open and looking down the garden watching and listening to the birds.”



Located in the historic village of West Walton - mentioned in the Domesday Book and rich with rural charm - Summerhill House offers the perfect blend of countryside living with easy access to nearby market towns and the coast. The surrounding farm tracks and bridleways invite exploration, whether on foot, by bike, or with four-legged companions.

This is a home for every season, a place of laughter, calm and connection - ready for its next chapter to begin.





The house gave us much more space and a much more relaxed way of life, being in a village with the countryside behind us.





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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West Walton

A CHARMING VILLAGE WITH A RICH HISTORY AND LOCAL AMENITIES

West Walton is a charming village just three miles from the centre of Wisbech and around 12 miles south-west of King's Lynn.

West Walton offers a range of further local amenities to cater to everyday needs, including a village hall, primary school, high school, and a local Farm Shop - Worzals, a popular family-friendly Garden Centre and Café.

Take a leisurely stroll along the banks of the River Nene, which is home to a variety of wildlife, or take a trip on one of the local cycling trails and enjoy the stunning views of the surrounding countryside.

One of the notable landmarks in West Walton is St Mary's Church, known for its unusual feature of having a separate bell tower, a distinctive architectural characteristic that sets it apart in the area.

Commonly known as the Capital of the Fens, the attractive and historic market town of Wisbech is renowned for its elegant Georgian architecture. The town has an abundance of amenities to offer, such as a theatre, swimming pool, library, good schools, and the Horsefair Shopping Centre.

Wisbech Park is just a five-minute walk from the town centre. Extending to over 12 acres, the facilities include tennis courts, bowls green, two children's play areas, and a multi-use games area for five-a-side and basketball.



Note from the Vendor



“We have lived 14 very happy years here. We had the art studio built, which could be easily adapted to a home office or games room.”



SERVICES CONNECTED

Mains water, electricity and drainage, Oil fired central heating with underfloor heating through the ground floor living space and a log-burner.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

C. Ref:- 1335-8225-3500-0502-0296

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: ///renovated.sweaty.ratty

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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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