



THE STORY OF

Kelling House

Walpole Cross Keys, Norfolk

SOWERBYS



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Walpole Cross Keys, Norfolk
PE34 4HE

Detached Four Bedroom Family Home

Stunning Far-Reaching Field
Views Front and Rear

Spacious Sitting Room Opening
into Conservatory

Versatile Dining Room - Ideal
Office, Snug or Playroom

Kitchen/Breakfast Room with Adjoining Utility

Four Well-Proportioned Bedrooms, One En-Suite

Family Bathroom Plus Convenient
Ground Floor W.C.

Garage with Ample Driveway Parking

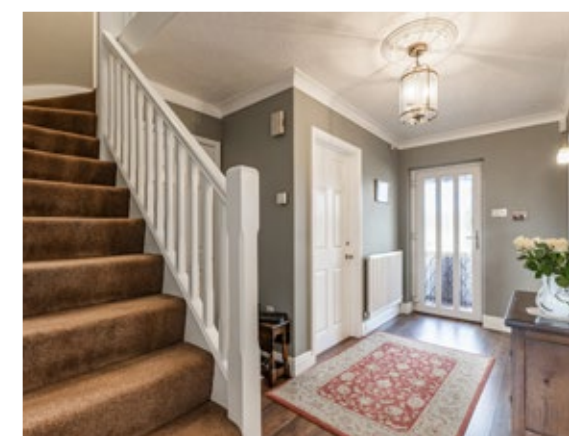
Additional Outbuilding - Perfect
Studio or Workshop

Easy Access to King's Lynn and
the North Norfolk Coast

SOWERBYS KING'S LYNN OFFICE

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Set amidst the peaceful surrounds of Walpole Cross Keys, this beautifully presented detached home offers a rare combination of comfort, versatility and uninterrupted countryside views - front and back. Life here flows at a gentler pace, where every window frames Norfolk's ever-changing skies and fields.

Step inside and there's an immediate sense of space and balance. The inviting sitting room, filled with natural light and opening into the conservatory, is the perfect place to relax or watch the sun set across the fields. A separate dining room adds versatility, equally suited to formal gatherings, a home office, playroom or cosy snug. At the heart of the home, the kitchen/breakfast room with adjoining utility is both practical and sociable - ideal for everyday living.

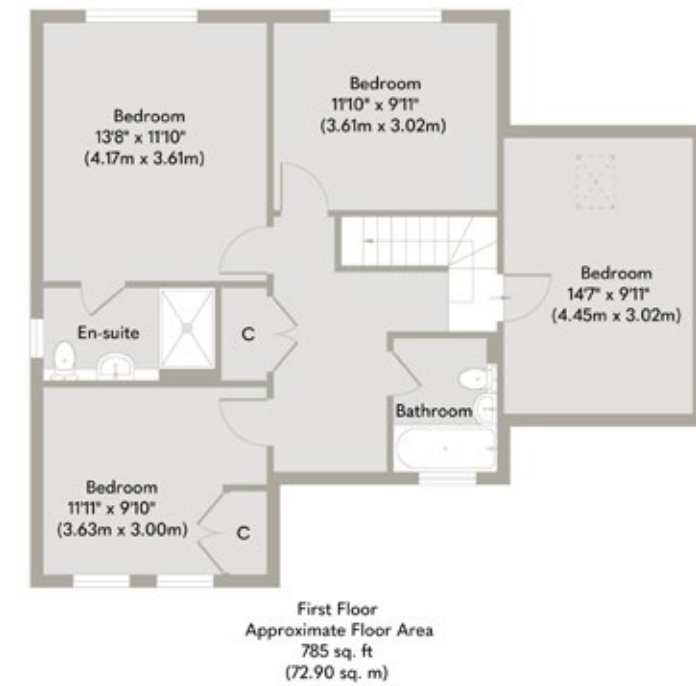
Upstairs, four generous bedrooms provide ample space for family and guests. The principal suite enjoys its own en-suite, while the remaining bedrooms share a family bathroom - all thoughtfully arranged around the landing. Each enjoys its own outlook over the surrounding fields, offering a calming backdrop to daily life.

Practicality is built in, with a garage, good storage, and an outbuilding that offers exciting possibilities - whether as a home office, creative studio, workshop or garden retreat.

What truly sets this home apart, however, is the lifestyle it offers. Whether entertaining friends in the conservatory, dining alfresco with fields as your backdrop, or savouring the quiet of a rural morning, this is a place that invites you to slow down and enjoy the moment.

Perfectly positioned within easy reach of King's Lynn and the North Norfolk coast, this home combines village tranquillity with excellent access to town and sea.





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 Cross Keys

VILLAGE CALM, COASTAL BEAUTY,
TOWN CONVENIENCE

Walpole Cross Keys is a small but well-situated village in West Norfolk, surrounded by open countryside and big skies that give it a wonderfully tranquil, rural feel. The village itself is home to a well-regarded primary school, while further everyday amenities including shops, pubs, healthcare and leisure facilities can be found in the neighbouring villages and towns. King's Lynn, just a short drive away, provides a wider selection of supermarkets, restaurants and services, as well as excellent schooling options and a mainline railway station with direct services to Cambridge and London King's Cross.

The location is also perfectly placed for enjoying Norfolk's famous coastline, with the sandy beaches of Hunstanton and the quieter stretches of the North Norfolk coast within easy reach. Birdwatchers and walkers will appreciate the nearby nature reserves, while the network of footpaths and cycle routes make it easy to enjoy the surrounding landscape at a slower pace.

Walpole Cross Keys offers the best of both worlds – a close-knit, peaceful village environment with the convenience of larger towns and coastal destinations just a short journey away. Whether commuting, raising a family, or seeking a more relaxed lifestyle, it provides a setting that balances community spirit, accessibility, and the calm of rural living.



Note from Sowerbys



“...dining alfresco with fields as your backdrop, or savouring the quiet of a rural morning, this is a place that invites you to slow down and enjoy the moment.”



SERVICES CONNECTED

Mains electricity and water. Drainage to septic tank. Oil fired central heating.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

E. Ref: 0623-3041-5201-5474-4204

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: ///cabs.visual.origins

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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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