



THE STORY OF

Applewood Farm

Walpole St. Peter, Norfolk

SOWERBYS



THE STORY OF

Applewood Farm

Chalk Road, Walpole St. Peter
Norfolk, PE14 7PH

Offered With No Onward Chain

Exceptional Bespoke Five-Bedroom
Detached Residence

Approximately 2,308 Sq. Ft. of Beautifully
Designed Accommodation

Impressive 25'7" Kitchen/Dining/
Family Room with Central Island

Principal Bedroom Suite with
Dressing Room and En-Suite

Second En-Suite Bedroom, Family
Bathroom and Ground-Floor WC

Highly Efficient Panasonic Air-Source
Heating and Air-Conditioning Throughout

Solar PV to Front and Rear with Battery Storage

Exquisite Specification Including Dekton
Surfaces, Oak Joinery and Limestone Flooring

Landscaped Garden, Porcelain Terraces,
Generous Driveway and EV Charging Point

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A striking five-bedroom country home where considered architecture, exceptional craftsmanship and highly efficient technology come together in effortless style.

Set within the peaceful surroundings of Walpole St Peter, Applewood Farm is a bespoke detached residence extending to approximately 2,308 sq. ft., created by local craftsmen using carefully selected materials, fixtures and finishes. From its Vandersanden Old Farmhouse brick elevations and solid oak cladding to its black pantile roof and elegant cream flush-casement windows, the house has an assured presence. Yet it is inside where the attention to detail truly reveals itself.

At the heart of the home is an impressive 25'7" x 23'8" kitchen and dining room - a beautifully proportioned setting for both relaxed family life and memorable occasions. Cream Shaker-style cabinetry is paired with Dekton worktops, matching upstands and brushed-brass details, while a substantial central island provides a natural focal point. A Rangemaster 110 cooker, pot-filler tap, American-style fridge-freezer, Butler sinks and integrated appliances complete a space designed as much for entertaining as it is for everyday living.

Cream bi-fold doors open the room towards the garden, allowing celebrations and summer evenings to flow seamlessly outside. A separate utility room keeps the practicalities discreetly contained.

The sitting room offers a more intimate retreat, with soft carpeting and generous proportions creating an inviting place to unwind. Alongside it, a versatile snug or home office brings valuable flexibility - equally suited to quiet working, reading or children's space.





Moving here gave us more space in a lovely and quiet area, with kind and welcoming neighbours.



Upstairs, five bedrooms provide excellent accommodation for family and guests. The principal suite feels particularly indulgent, with a private dressing room and beautifully appointed en-suite shower room. A second en-suite bedroom adds further comfort, while the remaining bedrooms are served by a luxurious family bathroom.

Throughout the bathrooms, fully tiled walls, large-format porcelain finishes, rainfall showers, brushed-brass fittings, heated mirrors and towel rails continue the home's refined and cohesive design language.

A highly efficient Panasonic air-source system provides heating and air conditioning throughout the property, complemented by ground-floor underfloor heating. Extensive Solar PV arrays are positioned across both the front and rear roof slopes, supported by battery storage, while an EV charging point provides additional convenience for contemporary living and a ACHI warranty provides additional peace of mind.

Limestone flooring, oak barn-style doors, substantial architraves and deep skirting boards reinforce the quality found throughout. An oak staircase with black metal balustrading forms a handsome architectural centrepiece, with thoughtfully integrated storage ensuring that practicality has never come at the expense of style.

Outside, porcelain-paved terraces extend around the front, side and rear of the house, creating a choice of spaces for dining, entertaining and relaxation. The rear garden is laid to lawn and enclosed by perimeter fencing, while a shingle driveway and porcelain-paved entrance provide an elegant approach.

The result is a home of rare completeness: sophisticated without feeling formal, highly specified without losing warmth, and designed to offer an exceptional standard of everyday living.



We love exploring the water gardens next door – they're a hidden gem you wouldn't believe was there until you see them.



APPLEWOOD FARM —
PROPERTY SPECIFICATION

Construction & Exterior

- Vandersanden Old Farmhouse brick elevations
- Solid oak external cladding
- Black Neo pantile roof
- Cream flush-casement double-glazed windows

- Cream bi-fold doors
- Shingle driveway with porcelain-paved entrance

Heating, Cooling & Energy

- Air-source heating and cooling system
- Ceiling-ducted heating and air conditioning throughout
- Ground-floor underfloor heating
- 19-panel solar photovoltaic system with battery storage

- EV charging point to the front

Kitchen & Utility

- Cream Howdens Shaker-style cabinetry
- Large central kitchen island
- Dekton worktops to the kitchen and utility room

- Matching Dekton upstands and splashbacks

- Brushed-brass handles and taps
- Two Butler sinks
- Rangemaster 110 range cooker
- American-style fridge/freezer
- Dishwasher
- Integrated waste bins within the island

- Pot-filler tap above the range cooker
- Bathrooms & En-Suites
- Brushed-brass taps and fittings
 - Rainfall showers
 - Remote-controlled electric showers
 - Fully tiled walls
 - 1200 x 600mm porcelain limewash-effect tiles

- Electrically heated mirrors
- White heated towel rails

Flooring & Internal Finishes

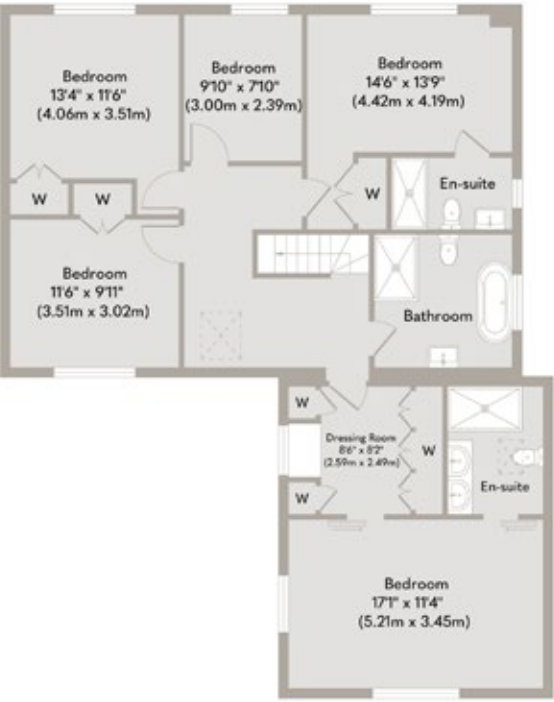
- Limestone tiling across the principal ground-floor areas
- Cream carpet to the front reception room
- Carpets to the bedrooms and landing
- Oak staircase with black metal balustrade
- Built-in under-stairs storage with oak door
- Oak barn-style internal doors
- Deep skirting boards and substantial architraves

Gardens & External Features

- Porcelain patios to the front, side and rear
- Turfed rear garden
- Fencing around the full perimeter
- Ten external lights positioned around the property

- Outside tap beneath the kitchen window

All specification details are based on information supplied by the vendor/developer and should be independently verified.



First Floor
Approximate Floor Area
1161 sq. ft
(107.90 sq. m)



Ground Floor
Approximate Floor Area
1147 sq. ft
(106.54 sq. m)

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 St. Peter

A CHARMING, WELL-CONNECTED VILLAGE.

Walpole St Peter is an attractive and historic Norfolk village, set amidst the wide-open landscapes of the Fens, offering a peaceful rural lifestyle while remaining exceptionally well connected. Renowned for its handsome period homes, welcoming community and beautiful countryside surroundings, the village combines timeless character with everyday convenience.

At the heart of the village stands the magnificent St Peter's Church, affectionately known as 'The Cathedral of the Fens'. Widely regarded as one of the finest parish churches in England, this remarkable landmark dominates the village skyline and hosts the much-loved annual Flower Festival, attracting visitors from across the region. Walpole St Peter also benefits from a village hall, recreational facilities and a popular roller skating rink, while neighbouring Walpole Highway provides a village shop with post office and a well-regarded primary school for day-to-day essentials.

King's Lynn lies approximately six miles to the west and provides an extensive range of amenities. This thriving market town offers an excellent choice of supermarkets, independent shops, cafés and restaurants, together with larger retail parks, leisure facilities and the Queen Elizabeth Hospital. Cultural attractions include the historic Corn Exchange, the Majestic Cinema and St George's Guildhall, the UK's largest surviving medieval guildhall, hosting a varied programme of theatre, music and community events throughout the year.

The village is also well positioned for commuters, with convenient road links to Wisbech, Downham Market, Peterborough, Cambridge and Norwich. From King's Lynn railway station, regular direct services reach London King's Cross in approximately 1 hour and 40 minutes, making Walpole St Peter an appealing choice for those seeking a tranquil village setting without compromising on connectivity.



Note from the Vendor



“Our home is a modern masterpiece.”



SERVICES CONNECTED

Mains water, electricity and drainage. Air source heating. The property also benefits from air conditioning throughout.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

To be confirmed.

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: ///spouting.spillage.riot

AGENT'S NOTE

We are aware of a current planning application for residential development on the land adjacent to Applewood Farm

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS

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