



Walnut Road, Walpole St. Peter
PE14 7PE

BROWN & CO



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New Home of superior quality

Stunning reception entrance hall

Impressive open-plan kitchen/breakfast room

Beautiful kitchen with integrated appliances, quartz worktops and island

B-folding doors leading to rear garden

Principal bedroom with en-suite facilities

Beautifully appointed Family bathroom with a freestanding bath and separate double shower

Off-road parking and garage

Attractive and versatile garden

Must be viewed to fully appreciated



Description

Brown & Co offers a new home of superior quality in Walpole St Peter, a relaxed Norfolk village that is home to one of the most famous village churches in the country. Viewing of this exceptional house, which is now complete and ready for the new owner is essential.

Location

Walpole St. Peter is an attractive and historic village in West Norfolk, set within open Fenland countryside and offering a relaxed pace of life. At the heart of the village stands the magnificent Church of St Peter, a striking medieval landmark often referred to as the “Cathedral of the Fens” and widely reputed to be a favourite church of King Charles III, even featuring in his own artwork. This impressive building, with its grand scale and architectural beauty, gives the village a unique and distinguished character.

The village itself offers a selection of local amenities including a primary school, village hall and nearby services, supporting a strong sense of community. More extensive facilities can be found in the neighbouring market towns of King's Lynn and Wisbech, both of which provide a wide range of shopping, leisure and educational options.

The area is well placed for road links via the A47 and A17, offering good connectivity across the region, whilst King's Lynn also provides a mainline railway station with direct services to Ely, Cambridge and London King's Cross.

The surrounding countryside and waterways further enhance the appeal, making Walpole St. Peter an ideal setting for those seeking a blend of heritage, space and accessibility.

The developer

The home has been constructed by a local developer with many years' experience in the Norfolk, Cambridgeshire and Lincolnshire property market. The owner specialises in one-off custom houses that are traditional in design and sensitive to their surroundings but also contemporary in design and feel. The focus is always on quality and reliability and adopting a 'build as if for himself' approach.

The House

The house is a superb example of contemporary design, thoughtfully combined with traditional building methods to create a home of presence and quality. The handsome front elevation leads into a stunning reception hallway with a custom oak staircase, creating an immediate sense of space and arrival. The accommodation is arranged over two floors and has been designed with modern living in mind, with well-proportioned rooms throughout. From the reception hall, doors lead to a sitting room featuring a fireplace, together with a useful office/snug, utility room and cloakroom/WC.

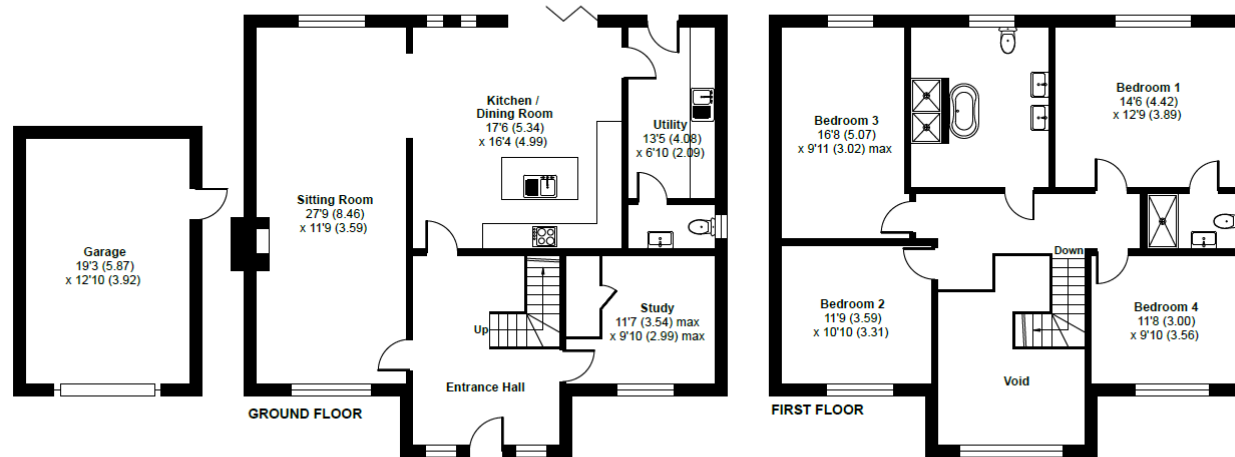
To the rear of the property is an impressive open-plan kitchen and breakfast room, forming the heart of the home. This exceptional space is fitted with a high-quality kitchen incorporating an island unit, integrated appliances, quartz worktops and stylish finishes, and is ideally suited for both everyday living and entertaining both inside and out with folding doors leading to the rear patio. To the first floor, a galleried landing overlooks the reception hallway below, enhancing the sense of space and light. From here, doors lead to four bedrooms, including a principal bedroom with en-suite facilities. The family bathroom is particularly noteworthy, beautifully appointed with a freestanding bath and separate double shower, with the bathrooms throughout the property finished to an exceptional standard.

Externally, the property is approached via a driveway providing ample parking and access to a garage. The gardens are a surprising feature of the property, arranged in two distinct areas and already partially mature, with specimen palm planting, lawn and a porcelain patio seating area, creating an attractive and versatile outdoor space.

Carpets will be fitted to the first floor stairs and landing, with bedroom carpets also included at the asking price from the developer range. Property benefits from new home warranty

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Approximate Area = 1986 sq ft / 184.5 sq m (excludes void)
 Garage = 247 sq ft / 22.9 sq m
 Total = 2233 sq ft / 207.4 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Brown & Co. REF: 1440162



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Brown&Co
 Market Chambers | 25-26 Tuesday Market Place | Kings Lynn | PE30 1JJ
 T 01553 770 771
 E kingslynn@brown-co.com

BROWN & CO
 Property and Business Consultants