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THE STORY OF

April Rise

Walpole St. Peter, Norfolk

SOWERBYS



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April Rise

Walnut Road, Walpole St. Peter
PE14 7NR

Deceptively Spacious Detached Family Home

Extending to Approximately 2,024 Sq. Ft.

Well-Appointed Sitting Room, Separate
Dining Room and Kitchen/Breakfast

Conservatory Overlooking the Garden

Three Bedrooms and Family
Bathroom with Separate WC

Attached Garage Plus Bespoke
Oak Double Cart Shed

Mature Gardens and Grounds Extending
to Approx. 0.85 Acres (STMS)

Wisteria Covered Pergola and Patio

Offered with No Onward Chain

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Built by the present vendor's parents in 1980, this much-loved family home was created for their own occupation and remained with them throughout their married lives. As the years passed, the house and grounds grew with the family, with additional land acquired to the side and rear and thoughtful additions including a bespoke conservatory and an oak double cart shed.

Today, April Rise offers a rare combination of generous accommodation, substantial grounds and a wonderfully peaceful village setting. With approximately 2,024 sq. ft. of accommodation across the ground and first floors, with three bedrooms, several reception spaces and a layout that feels particularly well suited to family life.

The ground floor provides plenty of room to gather as well as space to retreat. A comfortable lounge sits alongside a particularly generous second reception hall, while the separate dining room connects naturally with the kitchen. To the side, the conservatory is one of the home's later additions, extending the living space towards the garden and creating a lovely connection between house and grounds.

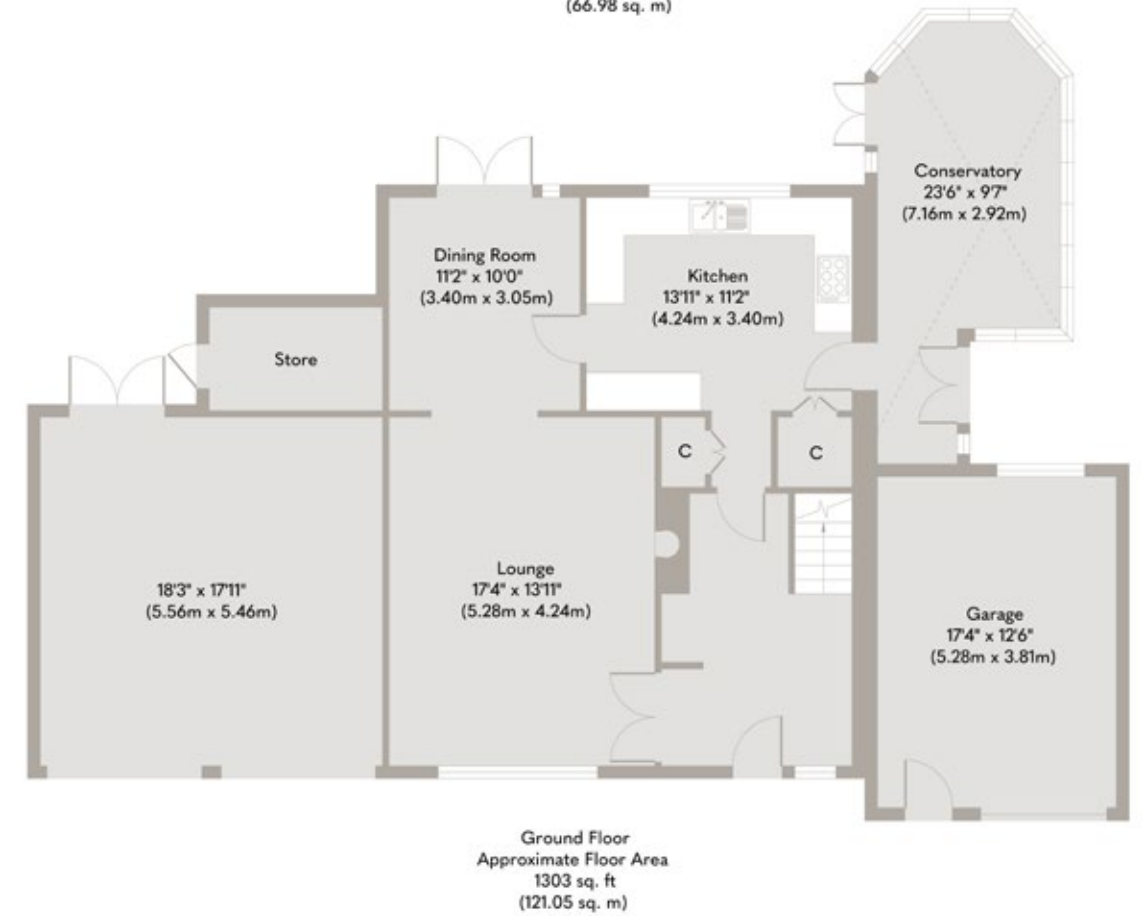
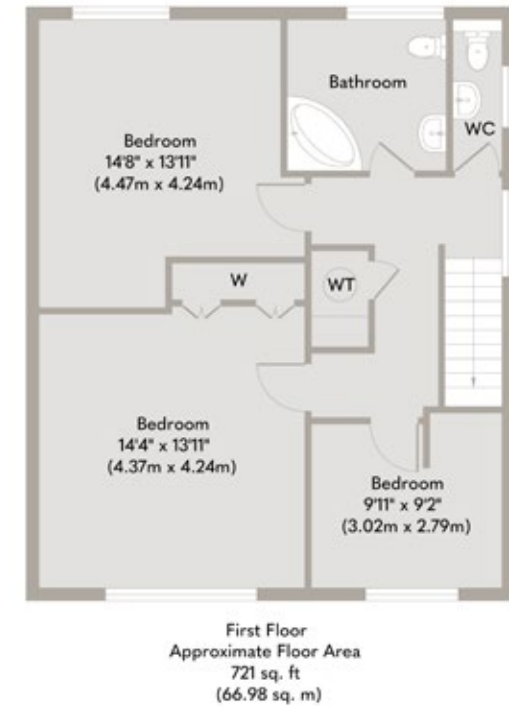
There is also useful storage, an attached garage, while outside the bespoke oak double cart shed adds further practicality and character.

Upstairs are three bedrooms, including two especially generous doubles measuring approximately 14 feet across, together with the family bathroom and a separate WC.





The home is set in the peaceful village of Walpole St Peter, located between Wisbech and King's Lynn.



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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Yet it is perhaps outside where the story of April Rise is felt most strongly. The property stands within grounds extending to approximately 0.85 acres, subject to measured survey, giving the house a sense of breathing space that is becoming increasingly difficult to find.

“The pergola is covered by a mature wisteria, which not only looks gorgeous but also provides welcome shade in the summer. My father always referred to it as his little bit of Italy.”

At the rear of the house, a mature wisteria tumbles over the pergola above the patio. In summer it creates both colour and welcome shade, forming a secluded spot for long lunches, evening drinks or simply looking back towards the home. The vendor's father affectionately called it “his little bit of Italy” — a small detail that says much about the memories woven into this property.



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



“The house has grown naturally over the years, along with the family who called it home.”



SERVICES CONNECTED

Mains water, electricity and drainage. Oil fired central heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

D. Ref:- 2614-3065-4208-5346-9200

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: [///landscapexplainnewlywed](https://www.what3words.com/landscapexplainnewlywed)

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SOWERBYS

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