



THE STORY OF

55 School Road

Runcton Holme, Norfolk

SOWERBYS



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55 School Road

Runcton Holme, Norfolk
PE33 0AN

Detached Four Bedroom Family
Home in a Popular Village

Beautiful Countryside Views
to the Front and Rear

Open-Plan Kitchen with Dining
Space Overlooking the Garden

Two En-Suites, Family Bathroom
and Utility Room

Generous Gardens, Detached
Garage and Ample Parking

Beautifully Presented Throughout
and Ready to Move Straight Into

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Occupying a tranquil position within the serene village of Runcion Holme, this beautifully presented detached home offers the perfect balance of generous family living and a connection to the surrounding Norfolk countryside. With open field views to the front and rear and thoughtfully designed accommodation throughout, it is a home equally suited to busy family life and relaxed entertaining.

The welcoming entrance hall leads through to a selection of bright and versatile reception spaces. A comfortable sitting room, with a wood-burning stove, provides the perfect place to unwind, while a separate reception room offers flexibility as a home office, playroom or snug.

At the heart of the home is a well-appointed kitchen, finished with quartz worktops, integrated Neff appliances and a breakfast bar that naturally brings people together. Flowing seamlessly into the dining area, this light-filled space enjoys uninterrupted views across the garden and neighbouring fields, creating a wonderful setting for everyday living whatever the season.

Upstairs, four bedrooms provide comfortable accommodation for family and guests. The principal bedroom benefits from fitted wardrobes and a stylish en-suite shower room, while a second bedroom also enjoys its own en-suite cloakroom. A contemporary family bathroom serves the remaining bedrooms.

Outside, the rear garden is a particular highlight. Predominantly laid to lawn with established planting and a generous patio, they offer plenty of space to enjoy the outdoors while taking in the far-reaching countryside views. To the front, a spacious gravel driveway provides ample parking and leads to a detached garage.





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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Runcton Holme

IN NORFOLK
IS THE PLACE TO CALL HOME

A welcoming community with a thriving social club that hosts many activities throughout the year. The village of Runcton Holme is a short walk away from Woodlakes Park, which has a delightful family run restaurant for all to enjoy. Also, Landymore's Farm Shop and Tea Room is located in the neighbouring village of Stowbridge. In September 2021 a new primary school opened within Runcton Holme, welcoming children from the surrounding areas. With easy access to the A10, and a mainline train station at Watlington just 2 miles away by car or just over a mile if walking/cycling, the village has excellent transport links.

Just 9 miles away, perched on the banks of the River Ouse, King's Lynn has been a centre of trade and industry since the Middle Ages, and its rich history is reflected in the many beautiful buildings which still line the historic quarter.

King Street, which runs from Tuesday Market Place to the Custom House, was once known as 'Stockfish Row' for the number of fish merchants that lived there. With a listed building every 26ft, Sir John Betjeman described it as one of the finest walks in England.

With Cambridge, Peterborough and Norwich all within an hour's drive and a direct rail line into London King's Cross arriving in the capital in just 1 hour 40 minutes, King's Lynn continues to attract a growing number of professionals seeking an easy commuter route. It's easy to see the appeal of this central location with a clutch of high street retailers and independent restaurants in the town's Vancouver Centre. The Majestic Cinema and King's Lynn Alive Corn Exchange are the place to catch a film or show, or check out what's on at St George's Guildhall, the UK's largest surviving medieval guildhall, today a vibrant arts centre.



Note from the Vendor



"We've loved the amazing natural light, beautiful views across the fields, and peaceful setting."



SERVICES CONNECTED

Mains electricity, water and drainage. Gas fired central heating and a wood burner. Electric underfloor heating is fitted in all tiled rooms.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

C. Ref-8605-6015-0429-0497-3133

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: ///rebounded.quoted.whisk

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SOWERBYS

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