



THE STORY OF

# Walnut House

*St. Johns Fen End, Norfolk*

SOWERBYS





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# Walnut House

School Road, St. Johns Fen End, Norfolk  
PE14 7SJ

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Detached Family Home with Field Views

Tucked Away at End of Private Drive

Four Spacious Bedrooms

Principal Suite with Dressing Room and En-Suite

Open Plan Kitchen/Dining/Garden Room

Detached Double Garage and Large Driveway

Highly Efficient EPC B Rating

Solar PV, Battery Storage and Air Source Heating

Broad Range of Amenities Locally

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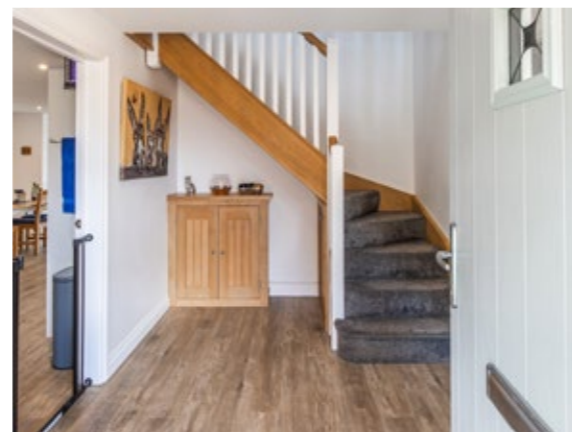
Set within the Fenland countryside with uninterrupted field views, Walnut House is a four-bedroom detached family home offering modern design, generous living space and rural living. Built around three years ago, the property provides over 2,100 sq ft of accommodation, a detached double garage, and a substantial plot accessed via a private gravel driveway.

The entrance hall leads to a spacious sitting room, while the heart of the home is the kitchen/dining room and adjoining garden room. Designed for family life and entertaining, this open-plan space is filled with natural light and overlooks the garden and surrounding countryside. The current owners describe it as “a great, workable and comfortable space”. A utility room and cloakroom with WC complete the ground floor.

Upstairs, a galleried landing leads to four bedrooms. The principal suite enjoys countryside views, a dressing room and en-suite shower room. Three further bedrooms provide flexible space for family, guests or home working, served by a family bathroom with bath and separate shower.

Outside, the generous garden offers space for children, pets and entertaining, while open field views create privacy and a strong connection to nature. The owners particularly enjoy watching deer and hares across the surrounding landscape. Further benefits include a detached double garage, extensive driveway parking, owned solar panels with battery storage, an air source heating system, EPC B rating, and the remainder of the 10-year new home warranty.

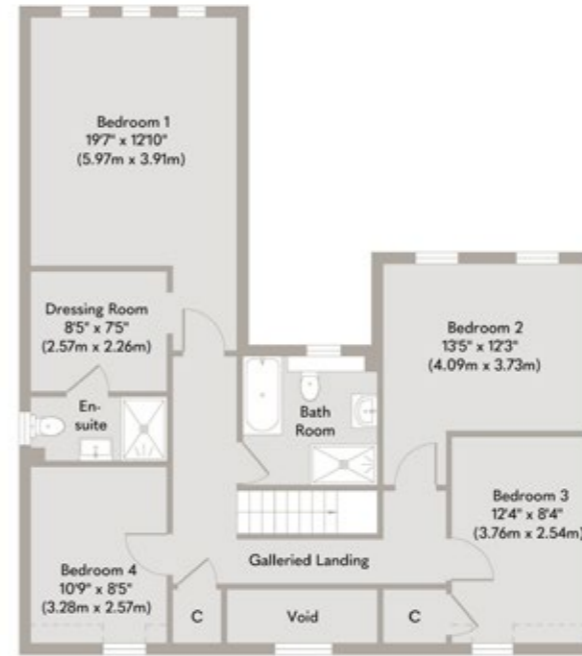
The location provides direct access to countryside walks and river walks just a short drive away. Village amenities include a Co-op affiliated village store within a two-minute walk, plus a doctor’s surgery and pharmacy. There is also a public house located just over a mile away at the end of the road, alongside the highly regarded restaurant, The Barn. For commuters, Watlington mainline railway station is approximately five miles away, offering direct services to London King’s Cross in around 90 minutes. In addition, a community hall in nearby Marshland St James, just a two-minute drive away, which hosts a variety of clubs and activities, including a monthly farmers’ market.



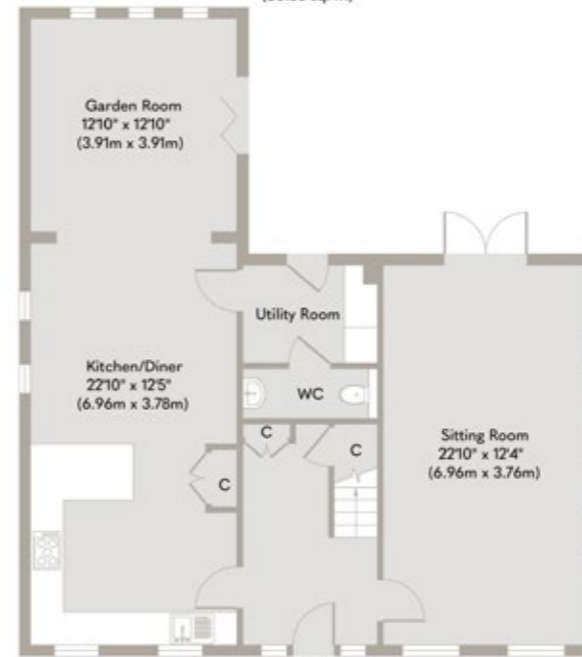


We would describe the home as modern, spacious, contemporary and welcoming.

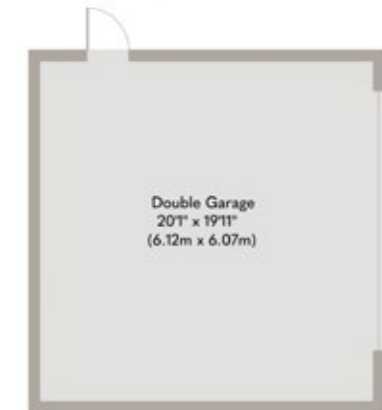




First Floor  
Approximate Floor Area  
865 sq. ft  
(80.36 sq. m)



Ground Floor  
Approximate Floor Area  
955 sq. ft  
(88.72 sq. m)



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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# King's Lynn

A HISTORIC MARKET TOWN  
IN WEST NORFOLK

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.

Originally named Bishop's Lynn, during the reign of Henry VIII the town was surrendered to the crown and took the name King's Lynn. During the 14th century, Lynn was England's most important port, dominated by the Hanseatic League. Although the growth of London later eroded the port's importance, ship-building and fishing became prominent industries, the latter of which is documented at True's Yard Museum.

With more than 400 listed buildings, two warehouses – Hanse House and Marriott's Warehouse – still stand in the centre of the town, along with King's Lynn Minster and Custom House. These have appeared as stars of the screen in numerous period dramas and it's not unusual to spot a camera crew and cast on location.

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. In 1845, there were at least ten pubs on this street alone, and although these have faded away a relatively new arrival is the WhataHoot distillery with its gin school and handmade spirits.

With Cambridge, Peterborough and Norwich all within an hour's reach 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.



## Note from the Vendor



“A lovely spacious home with dog walking straight from the door.”



### SERVICES CONNECTED

Mains water and electricity. Heating via air Source heating with underfloor to ground floor and radiators to first floor. Solar PV (to main house and garage) and battery storage. Drainage via private treatment plant.

### COUNCIL TAX

Band E.

### ENERGY EFFICIENCY RATING

B. Ref:- 2039-3005-1302-9327-2204.

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: ///waddled.pigs.irony

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# SOWERBYS

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