



**Ristoft Farmhouse, 64 Station Road, Walpole Cross Keys**

**King's Lynn PE34 4HB**

**OIEO £475,000**

**Bedrooms: 5 | Bathrooms: 4 | Receptions: 3**

Ristoft Farm House is a truly special home, an elegant five-bedroom detached residence where history, character and modern living come together beautifully. Ready for its next chapter, this remarkable property sits within the rural surroundings of Walpole Cross Keys, perfectly positioned on the borders of Norfolk, Lincolnshire and Cambridgeshire.

From here, you have the best of both worlds. Sprawling countryside and charming villages sit on your doorstep, offering endless opportunities for weekend exploration, while excellent road connections make commuting surprisingly convenient. It's a location that offers peace and space without feeling remote.

From the moment you arrive, Ristoft Farm House makes a lasting impression. Its handsome façade hints at the character within, while the generous driveway and mature frontage create a sense of arrival and privacy. The grounds stretch further than you might first expect, and the setting instantly feels like somewhere special.

Step inside and the home continues to impress. Warm, welcoming and beautifully balanced, the interiors offer both cosy charm and generous proportions. Character features sit comfortably alongside thoughtful presentation, creating spaces that feel both timeless and easy to live in. The entrance hall sets the tone perfectly, bright, airy and inviting. From here, the home unfolds into a choice of reception rooms, each rich in character thanks to exposed beams that tell the story of the home's heritage.

The living room offers the perfect place to unwind. Imagine quiet evenings by the fire, family movie nights or relaxed Sunday afternoons spent together. The dining room, meanwhile, provides a wonderful setting for more formal gatherings, a room made for celebrations, dinner parties and memorable festive occasions.

Beyond the dining room lies the impressive 24-foot kitchen and breakfast room, the true heart of the home and a space designed with modern family life in mind. Whether it's homework after school, quick midweek suppers or slow weekend breakfasts, this room effortlessly brings everyone together. A striking exposed beam stretches above the cooking area, a beautiful reminder of the home's history, while patio doors open directly onto the garden, allowing the space to flow outside when entertaining.

Practicality is woven seamlessly into the ground floor too. A useful utility and boot room keeps everyday life organised, a convenient shower room adds flexibility, and the integral garage offers valuable storage and functionality.

Upstairs, the first floor continues the home's generous feel. The landing itself offers more than just a walkway, a quiet corner that could easily become a cosy reading nook or peaceful retreat.

Three excellent double bedrooms are found on this level, each offering comfort and character. The principal suite is particularly impressive, creating a true sanctuary within the home. A walk-in wardrobe provides ample storage, while the spacious en-suite bathroom adds a sense of luxury and calm. Bedroom two is another beautifully sized room and features a charming fireplace and wardrobe space, while bedroom three enjoys the added benefit of its own en-suite shower room and a beautiful fireplace. Completing the first floor is a well-appointed family bathroom, serving the remaining bedrooms.

The second floor adds yet more versatility to this already generous home. Two further rooms, along with an additional cloakroom, provide flexible spaces that can easily adapt to your needs. Whether used as additional bedrooms, a home office, hobby room or creative studio, these rooms give you the freedom to shape the home around your lifestyle.

Outside, the property continues to reveal its many strengths. The plot extends to over a quarter of an acre (subject to measured survey), providing space, privacy and enormous potential.

The gated horseshoe driveway adds an extra layer of appeal and ensures both security and a comfortable amount of off-road parking (plus an EV charging point), while mature planting at the front of the property adds an extra layer of privacy from the road.

The garden stretches beyond the side of the home and opens into a generous lawn, perfect for children to play, pets to explore or simply enjoying the sense of space that surrounds you. A seating area provides the ideal spot for relaxing afternoons in the sunshine or long summer evenings spent dining outdoors with friends and family.

Within the garden you'll also discover two fantastic additional features that truly elevate the property. A charming summerhouse, complete with its own WC, is currently used as a home office, an inspiring place to work surrounded by the peace of the garden. Alongside this sits a substantial purpose-built brick outbuilding, offering almost endless possibilities. Whether you imagine a home gym, creative studio, workshop, or even a future annex (subject to planning permission), the potential here is exceptional.

**Tenure:** Freehold

**Property Type:** Detached House

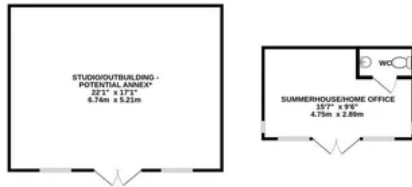
- Stunning Detached Farm House
- Five Versatile Bedrooms
- Wealth of Accommodation - Over 3200 sqft (STMS)
- Delightful Rural Setting
- Large Kitchen/Breakfast Room
- Integral Garage and Wealth of Off-road Parking
- Summerhouse/Home Office plus Outbuilding/Potential Annex (STPP)
- Wonderfully Presented - Move in Ready
- Principal Bedroom with Walk-in Wardrobe and En-suite Bathroom
- Oil Fired Central heating and EV Charging point

Disclaimer

1. To meet money-laundering regulations, all buyers will need to complete an ID check. We'll ask you to provide the necessary documents, and there's a small fee of £20.50 per client for this service.
2. We do our best to make sure our property details are fair, accurate, and up to date, but they're meant as a general guide only. If there's anything particularly important to you, please get in touch – we'll be happy to look into it further.
3. All measurements are provided as a guide and may not be exact.
4. We haven't tested any of the property's services, equipment, or appliances. We recommend that buyers arrange their own survey or service checks before making a final offer.
5. These details are provided in good faith, but they don't form part of any offer or contract. Buyers should verify any points that are important to them before proceeding.



OUTBUILDINGS  
525 sq.ft. (48.8 sq.m.) approx.



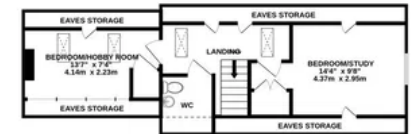
GROUND FLOOR  
1282 sq.ft. (119.1 sq.m.) approx.



1ST FLOOR  
972 sq.ft. (90.3 sq.m.) approx.



2ND FLOOR  
495 sq.ft. (45.9 sq.m.) approx.



TOTAL FLOOR AREA : 3274 sq.ft. (304.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2026