



The Birches
198 Salts Road | West Walton | Norfolk | PE14 7ED

 FINE & COUNTRY

MULTI-GENERATIONAL LIVING



With a setting in a peaceful rural position on a single-track lane, this remarkable equestrian property offers nearly three acres of gardens and paddocks, extensive stabling and extremely flexible family accommodation.

With a striking frontage, spacious driveway and a layout with an annexe perfect for multi-generational living, this is a rare opportunity for those seeking privacy, space and a genuine countryside lifestyle within easy reach of Wisbech, King's Lynn and the Norfolk-Cambridgeshire border.



KEY FEATURES

- A Substantial Detached Property in the Village of West Walton
- The Property is a Registered Small Holding, ideal for Equestrians with 3 acres (stms) of Paddocks and Stables
- The Main House has Five Double Bedrooms & Three Bath/Shower Rooms
- Three Large Reception Rooms and an Office Area
- Two Kitchens – One on the First Floor & Second Floor of the Property
- Recently Converted One-Bedroom Annexe featuring an En-Suite Shower Room, Lounge, Kitchen & Dining Area with a High Quality Finish Throughout.
- Two Garages with Ample Parking in Very Generous Driveway
- South-Facing Plot with Mature Gardens and Trees
- Total Accommodation extends to 4,591sq.ft
- Energy Rating: E

The Birches offers a rare blend of privacy, space, and versatility in a thriving rural community. With its extensive gardens, equestrian facilities, and flexible accommodation, it is a property that can adapt to a variety of lifestyles and family needs.

Everything We Wanted

"We were first attracted to the property as the location leant itself to being private and not overlooked," the present owners said. "The house was very striking in its appearance with such a large frontage and a sweeping driveway. Visually it was quite beautiful to the eye." In their search to find a home on a quiet, single-track road with countryside views and space for three of them, The Birches fitted the bill with the scale and flexibility they needed. It was ideal for them as it was able to provide several distinct living spaces for members of the family.

A Continual Evolution

The property dates from the 1950s and has been extensively remodelled and enlarged in recent years to create a spacious and practical home for modern family life. It stands in a part of West Walton with a rich agricultural and equestrian heritage, surrounded by paddocks and open fields. Its evolution reflects the changing needs of its owners, from a traditional family house to a multi-generational home which has the benefit of significant equestrian facilities, within a thriving local equestrian community and with a neighbouring livery yard.

Improvements and Refinements

Since purchasing the property, the owners have continued to enhance it. They explained, "The double garage was converted into a fully self-contained annexe, which has now been completed." The completed annexe provides a self-contained one-bedroom living space with plumbing, electricity, a fitted kitchen, and planning permission implemented, creating an ideal home for extended family, guests, or independent multi-generational living.





KEY FEATURES

The main house has been redecorated, and the grounds improved for both family gatherings and prepared for an equestrian enthusiast. The layout and flow of the house have been refined to suit family life, with a large kitchen-diner, Three reception rooms, and flexible bedroom arrangements upstairs and down.

Favourite Spaces

Each member of the family has found their own favourite space. One has their preferred spot in the upstairs sitting room/bedroom with a balcony overlooking the garden and grounds: "It is very pleasant sitting outside on it enjoying a view of the garden alongside listening to the birds chattering." Another, who occupies the downstairs, appreciates the spacious kitchen and handy pantry.

The Outside

"The formal garden has lent itself to many family gathering and enjoyable summer evenings," the owners said. "The paddocks and stables give a feeling of space that we all enjoy, especially the dogs who practice agility out there. Also, there is a livery directly opposite the house which gives us lovely views of the horses and would be an asset to any equestrian minded buyers." The Birches is approached via a shingled drive, a substantial area with ample parking for vehicles, and with three five-bar gated entrances, providing easy access for larger vehicles. The house is surrounded on three sides by mature trees and hedges, ensuring privacy and shelter. The formal south-facing garden is unoverlooked and mainly laid to lawn and includes two patio seating areas and a large playhouse. Outdoor lighting creates a lovely atmosphere in the evenings. The grounds are designed for both relaxation and practicality, supporting family life, entertaining and equestrian pursuits.

Equestrian Facilities

The property is a registered small holding and a true haven for horse lovers, with three well-fenced post-and-rail paddocks, each with field shelters, and a line of four stables (all with power, lighting, and water) set on a concreted yard. There are three single stables and a larger one which can be used as a tack room and for storing hay and feed. The nearest paddock also has lighting for use in the darker months. The location is ideal for off-road hacking, and the livery yard directly opposite offers a manège for hire, as well as a saddlery for clothing and equipment.

































INFORMATION



On The Doorstep

West Walton is a friendly village on the Norfolk-Cambridgeshire border, known for its strong sense of community and beautiful countryside. The village offers two pubs (one just a 5 minute walk), a club with regular activities, a well-stocked farm shop, and a primary and high school. A post office van and a mobile library visit the village on a weekly basis. The area is popular for walking, cycling, and riding, with plenty of local footpaths and bridleways. Bus routes at the top of the road run frequently to King's Lynn, Norwich, Hunstanton and Wisbech, making it easy to access shops, restaurants, and services even for non-drivers. The owners said, "The local area has many pubs and restaurants – our favourite is Worzals, which combines a restaurant and farm shop and well-stocked garden centre."

How Far Is It To?

The bustling market town of Wisbech is less than 4 miles to the south, offering supermarkets, independent shops, cafés and a weekly market. King's Lynn, with its mainline rail station for direct trains to Cambridge and London, is a straightforward twenty-minute drive to the northeast on the A47. The North Norfolk coast, including the popular resort of Hunstanton, can be reached in about 40 minutes by car, while Norwich is just over an hour away. The nearest train stations are at Watlington and March, both with direct links to Cambridge, Peterborough, and London (with direct trains to Stansted from March), and the area's excellent road connections make it easy to explore the surrounding Fenland villages and countryside.

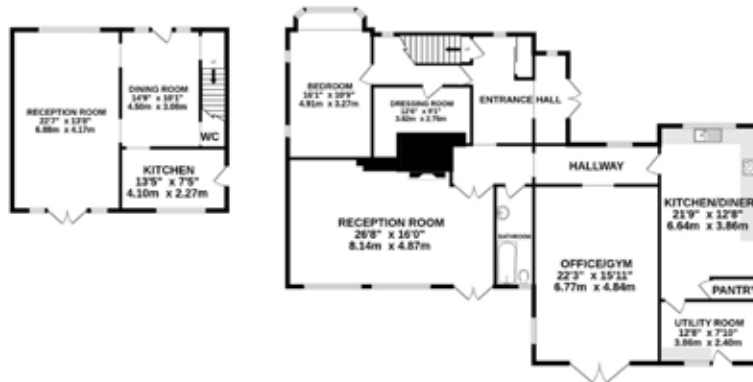
Directions

From King's Lynn, take the A47 west towards Wisbech. After approximately 11 miles, turn take the third exit at the roundabout into Lynn Road, signposted B198 Walton Highway and West Walton. At the next roundabout, take the third exit signposted Walton Highway. Continue into the village of Walton Highway and then turn left into Salts Road and follow this around – the property is located on the left, clearly marked by a Fine & Country For Sale board.

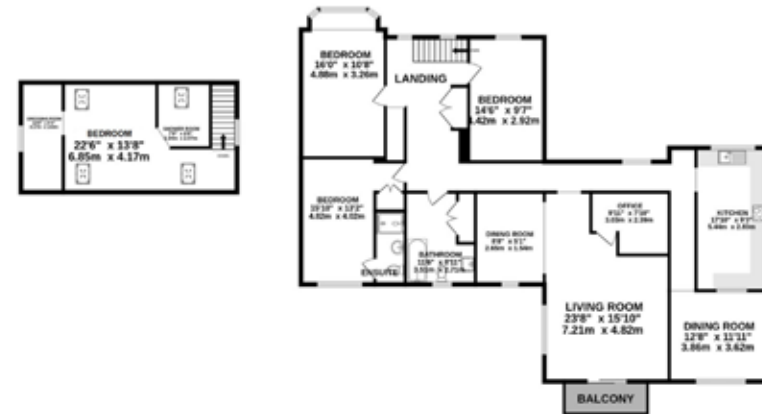
Services, District Council and Tenure

Oil Central Heating, Mains Water, Drainage via Septic Tank
Broadband Available - FTTC - please see www.openreach.com/fibre-checker
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk
Kings Lynn & West Norfolk Borough Council - Council Tax Band C
Freehold

GROUND FLOOR
2437 sq.ft. (226.4 sq.m.) approx.

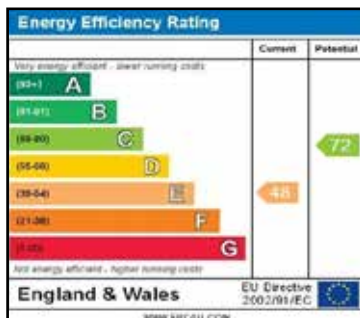


1ST FLOOR
2154 sq.ft. (200.1 sq.m.) approx.



TOTAL FLOOR AREA : 4591 sq.ft. (426.5 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.
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Fine & Country Fakenham
1 Bridge Street, Fakenham, NR21 9AG
01328 854190 | fakenham@fineandcountry.com

