



West Field, 58 Mill Road
Wiggenhall St. Mary Magdalen | Norfolk | PE34 3BZ

 FINE & COUNTRY

EQUESTRIAN FAMILY HOME



This standout detached dormer bungalow on a plot of 6 acres (stms) blends versatile four-bedroom living with premier equestrian facilities, from stables and tack room to paddocks with yard drainage and all-weather turnout. Brimming with sociable spaces like the Rayburn-equipped country kitchen and log-burner living room overlooking horses, it promises idyllic rural living with secure gardens for dogs and all-day sunshine.



KEY FEATURES

- A Well-Presented Detached Dormer Bungalow with Equestrian Facilities situated in Wiggenhall St. Mary Magdalen
- Four Bedrooms, Family Bathroom and Shower Room
- Living Room with Log Burner open to the Conservatory
- Kitchen/Breakfast Room with Rayburn and Adjacent Dining Room
- Boot Room, Utility Room and WC
- Enclosed Garden with Patios and Pond
- The Grounds extend to 6 acres (stms) with Paddocks and Turnout, Stables, Tack Room, Workshop and Stores
- Double Garage and Ample Parking
- Total Accommodation extends to 2,014sq.ft
- Energy Rating: D

An equestrian haven ideal for horse enthusiasts, families or hobbyists in a wildlife-rich village.

Background & Improvements

"We have been here two years, and it's been a wonderful place to live and to keep our horses," the owner said. There are miles of riverbank hacking available and a local equestrian centre for weekly competitions both affiliated and non affiliated too! This dormer bungalow sits on 6 acres (stms) with established equestrian facilities including stables and paddocks, featuring double glazing and oil-fired central heating. There is also a double garage and store to the front, enhancing parking and storage.

So Much To Offer

Views straight to the stables set this property apart, blending home comforts with equestrian ease in a sunlit, secure setting. "This property is a true equestrian haven, complete with stables, yard drainage, all-weather turnout paddock and six acres in total. Best of all, the stables are visible from the house, with direct views straight through the living room, kitchen and dining room to the stable block, allowing you to keep an eye on the horses," the present owner explained. Upon entering through the front door, one steps into a welcoming entrance hallway with laminate flooring, radiator and storage cupboard. To the right are two ground-floor double bedrooms and a bathroom featuring a period-style shaped bath, pedestal wash-hand basin, shower cubicle, porcelain tiled floor and chrome towel radiator. To the other side of the hallway lies the expansive L-shaped living room incorporating the conservatory, with dual-aspect windows, cast-iron wood-burner on a slate hearth, French doors and stairs to the first floor.





KEY FEATURES

Bespoke oak doors lead to the beautifully extended kitchen/breakfast room, a proper country-style space with solid wood base and wall units, granite worktops, Rayburn range (serving both cooking and central heating), freestanding electric oven, five-ring gas hob with extractor hood, integral dishwasher and a central butcher-block island; the adjoining dining room features a vaulted ceiling, dual-aspect windows and French doors to the rear garden with views over the stables and paddocks. Adjacent are the boot room (with space for American-style fridge and oil boiler housing), with French doors to garden, utility room, cloakroom WC and direct rear garden access. From the living room, stairs rise to a first-floor landing serving two further generous double bedrooms with Velux windows, eaves storage and rural views, together with a shower room.

Favourite Space

"The best place for me in the house is the magnificent kitchen/diner, perfect for parties and entertaining," the owner noted. Its expansive open-plan layout, impressive vaulted ceiling and uninterrupted views over the paddocks create the true entertaining heart of the home.

The Outside

"There is lovely sun in the gardens all day," the owner remarked. The gravelled in-and-out driveway provides ample parking for several cars, leading to the recently constructed double garage with power and adjoining store. The enclosed wrap-around rear garden is mostly laid to lawn with two patio areas, decking, a greenhouse, shed and hedging for privacy, enjoying sunlight throughout the day. "The wildlife is amazing with deer, pheasants and numerous other birds." The rear space divides into two distinct areas. The equestrian zone – accessible from the rear garden or via its own separate gated road access – features a stable yard with four stables (one currently configured as a tack room), a large concrete hardstanding parking area leading to a workshop, further store room, all-weather turnout area and additional L-shaped building (ideal for another stable, hay barn or store). The land closer to the property splits into two paddocks surrounded by conifer hedging for privacy, with a gate providing access to a further large, well-maintained grazing area fenced with hawthorn hedging; this field includes an external walkway leading to the gated road access, bounded by the surrounding land drain – extending to 6 acres in total (stms). "This is a wonderful, friendly home, perfect for a family with dogs thanks to the very secure gardens and excellent boot room for drying off dirty boots, wet coats and pets," the owner reflected.





























INFORMATION



On The Doorstep

Riverside village Wiggenhall St Mary Magdalen, just under 8 miles south of King's Lynn, boasts the splendid parish church of St Mary Magdalen with its 13th-century tower (much of it rebuilt in the 15th century), weeping chancel, rare medieval stained glass, original rood screen panels, six bells for pealing, 14th-century pews and a 14th-century font. Amenities include two primary schools, Magdalen Academy and St Germans Academy, the riverside traditional pub The Cock Inn, and the historic village pound located near the village sign. "The riding is fantastic with miles of grass tracks running alongside the riverbanks and some truly beautiful scenery for hacking," the owner said. "Forest Edge Arena, an equestrian centre located at Drymere near Swaffham, is set in 35 acres and quite local to us. It offers all sorts of training days and events throughout the year – both affiliated and non-affiliated events." Fens Rivers Way footpath invites walks, while tidal bores on the Great Ouse draw swimmers, canoers and spectators under right conditions. King's Lynn's historic quarter, featuring over 400 listed buildings, King's Lynn Minster, Custom House, Stories of Lynn museum and the Green Quay wildlife centre, together with its close proximity to the North Norfolk coast, provides many further opportunities to enjoy nearby.

How Far Is It To?

St Mary Magdalen lies less than 8 miles south of King's Lynn, with Wisbech approximately 12 miles and Peterborough 35 miles further southwest via the A47. Norwich, together with its international airport, is 52 miles to the east. Excellent rail connections are available at King's Lynn and the nearby village of Watlington, just 2 miles away, from which London King's Cross can be reached in about one hour and forty-five minutes. The North Norfolk coast lies within easy reach, with Hunstanton 23 miles distant and Wells-next-the-Sea 36 miles, while the Sandringham Estate is less than 15 miles from the property.

Directions

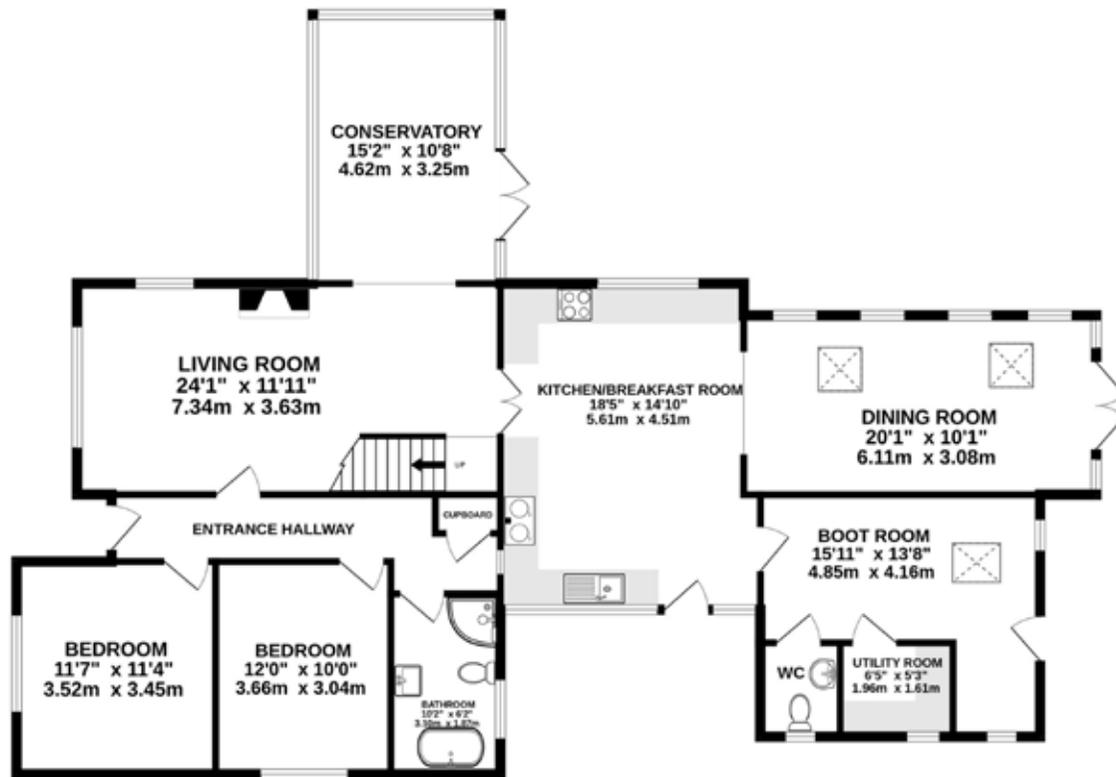
Head south on A47 then turn right onto Pullover Road, as signposted to Eau Brink, and continue onto Eau Brink Road which swings to the left to become Fitton Road. Carry on straight ahead into Stow Road eventually turning right into Mill Road and the property will be found on the right hand as distinguished by the Fine & Country For Sale Board.

Services, District Council and Tenure

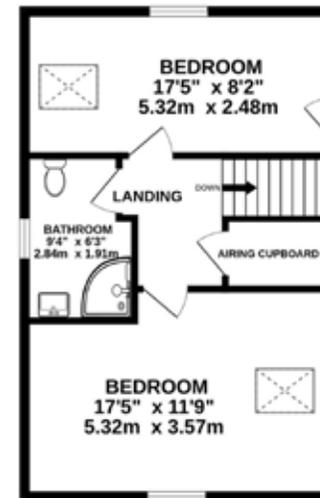
Oil Central Heating, Mains Water, Mains Drainage
Broadband Available - please see www.openreach.com/fibre-checker
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk
King's Lynn and West Norfolk District Council - Council Tax Band D
Freehold



GROUND FLOOR
1536 sq.ft. (142.7 sq.m.) approx.



1ST FLOOR
478 sq.ft. (44.4 sq.m.) approx.



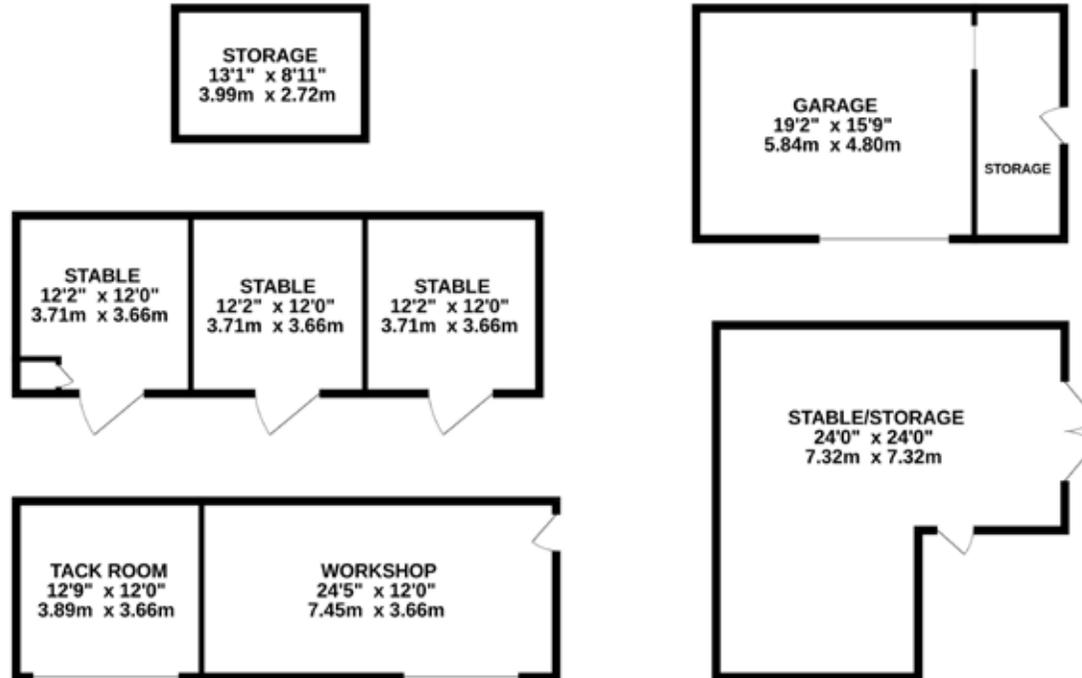
TOTAL FLOOR AREA : 2014 sq.ft. (187.1 sq.m.) approx.

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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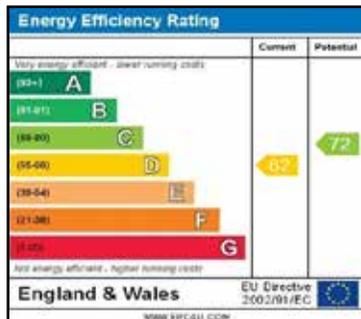


OUTBUILDINGS
1876 sq.ft. (174.3 sq.m.) approx.



TOTAL FLOOR AREA: 1876 sq.ft. (174.3 sq.m.) approx.

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Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.





FINE & COUNTRY

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