



29 St Peters Road
Wiggenhall St German | Kings Lynn | PE34 3HB

FINE & COUNTRY

MODERN LIVING WITH FABULOUS EXTRAS



This large 10 bedroom detached home situated in the Norfolk village of Wiggshall St Germans , built in the 1990s with an indoor swimming pool. Located in the small village located either side of the River Great Ouse. Just 5 miles from Kings Lynn offering historical buildings in this medieval town. 11 miles from the Royal house-hold of Sandringham and the opportunity to appreciate nature at local Pentney Lakes, Watatunga Wildlife Reserve and Snettisham RSPB reserve and the closest beach of Snettisham with its sandy and shingle beach.







- Extremely Spacious Detached Family Home
- Ten Bedrooms
- Beautifully Presented Throughout
- Indoor Swimming Pool & Facilities
- Generous Garden to Rear with Pond
- Large Outbuilding & Garage
- Gated Driveway Parking & Carport
- Close To Kings Lynn & Watlington with Mainline Train Stations
- Sought After Village Location
- Total Accommodation extends to 6971sq.ft
- Energy Rating D

Inside

This extensive 10 bedroom detached property offers a quiet rural village location with fantastic indoor swimming pool and the ability to be a family social haven.

What attracted us to the property was that “feeling” you have when you walk into your potential new house with the warmth to create a family home. We have extended and added the 3rd floor to the property, making the living area and bedrooms extremely spacious for the family utilising the space, the entrance hall is very impressive with its monochrome flooring, creating a large and warm welcome to our home.

An indoor swimming pool, games room and 30 x 15 ft workshop and car port are an added addition. The distinctive feeling of village life in Wiggshall St Germans is of peace, quiet and safety, the village is very friendly with families, couples and retirees residing. There are lovely walks along the River Great Ouse and village amenities of public house, post office, shop and active village hall.

Having such a large property of 651.4 meterage on a generous plot, has been enjoyed thoroughly during friends and family gatherings. With a sizeable modern grey unit kitchen/diner with aga and plentiful cabinets and built in appliances then leading to a separate dining room in addition. Another door leads to a games room, a great place for families and teenagers to make full use of then leading to the indoor swimming pool. A large sitting room with beautiful fireplace and a spacious and modern feel, a perfect entertaining space for families. There is also an office perfect for working from home.

With two of the main bedrooms leading to the outside balcony and most of the bedrooms appreciating ensuite bathrooms. They are all decorated with modern grey or neutral tiles with modern fittings and a lovely roll top bath in the master ensuite.

Not forgetting the indoor pool with showers, toilets, changing rooms & seating area, which also leads into the garden and has been enjoyed by the whole family and will be missed.



Outside and Gardens

A large, decked area perfect for family barbecues leading onto a lawned garden with a pond. There are a range of fish, visiting ducks and wild birds alike.

Fields surround the rear of the property and the surrounding properties having an equestrian centre. In addition, the outside also offers a balcony with a hot tub to enjoy in the evenings for those quiet moments away from the family.

There is still potential available, with the top floor having the capacity to be a separate living area if required.

The current owner has stated "Considering the size of the property, it has low running costs".

The Area

The nearest train station is Watlington which is 2 miles away and travels direct to Kings Cross London. Watlington also has the closest GP surgery, post office and many other amenities. The local schools, at Wiggenhall St Germans Primary has a good ofsted report along with the catchment secondary school of Terrington St Clements also offering a good Ofsted report.

Royal household of Sandringham is 11 miles away, Snettisham Beach is the closest local beach "A natural haven of largely unspoilt mixture of sandy & shingle beach, Wisbech just 13 miles away and the town of historical buildings of Kings Lynn 5 miles away.

Pentney Lakes for fishing and water sports is 12 miles away and the nature of Snettisham RSPB reserve is on the coastline along with Watatunga nature reserve amongst 170 acres of woodland and lakes. There are many fine eateries to try in the nearby area with the Michelin The Old Bank at Snettisham, Ffolkes Restaurant and Middletons steakhouse to suggest just a few.











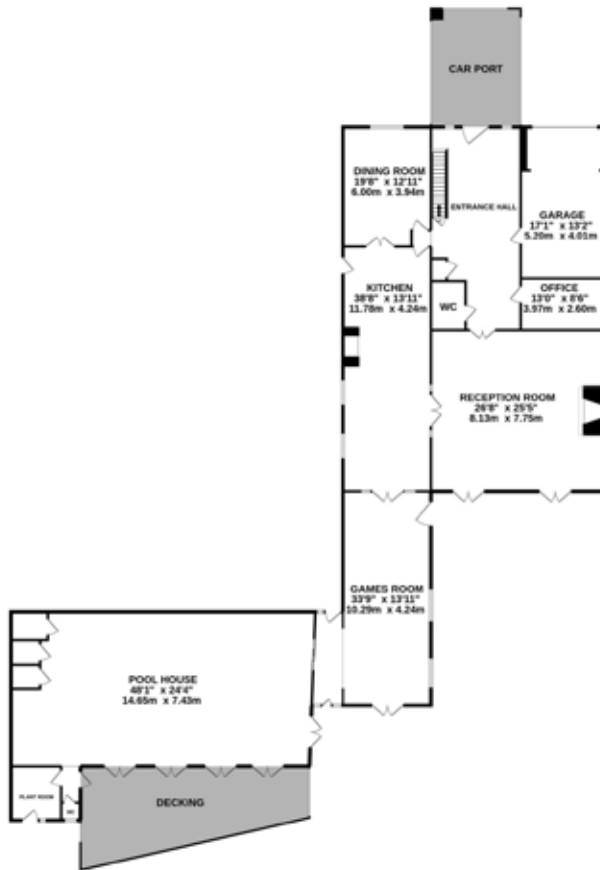




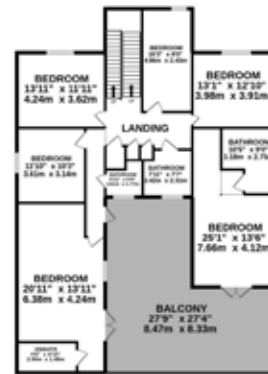




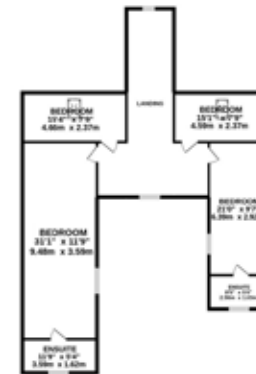
GROUND FLOOR
4121 sq ft. (382.8 sq.m.) approx.



1ST FLOOR
1613 sq ft. (149.8 sq.m.) approx.



2ND FLOOR
1238 sq ft. (115.0 sq.m.) approx.



TOTAL FLOOR AREA: 6971 sq.ft. (647.6 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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Agents notes: All measurements are approximate and quoted in metric with imperial equivalents 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. * These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent. Printed





On The Doorstep...

Wiggenhall St Germans is a pretty village just 4 miles of hanseatic town of King's Lynn. It has a village green, a church, an excellent village shop, Pub on the river and bus routes to Kings Lynn. The village is also conveniently located for the train station, which is only 4 miles away. Trains run to London and take 1hr 45 minutes.

How Far Is It To?...

St Mary Magdalen lies to the south of Kings Lynn (4 miles), with Wisbech (about 13 miles) and Peterborough (35 miles) both further to the southwest via the A47. Norwich, along with its International Airport, is 45 miles to the east, but particularly good rail connections are available in Kings Lynn and at the nearby village of Watlington (4 miles), from where you can be at London Kings Cross in about one hour forty-five minutes. Of course, the North Norfolk coast is not far away, Hunstanton 19 miles and Wells-next-the sea 32 miles, with the Sandringham Estate less than 12 miles.

Services and District Council

OFCH, Mains - Water & Drainage
Kings Lynn and West Norfolk Borough Council
Council Tax Band F £2873.27 PA

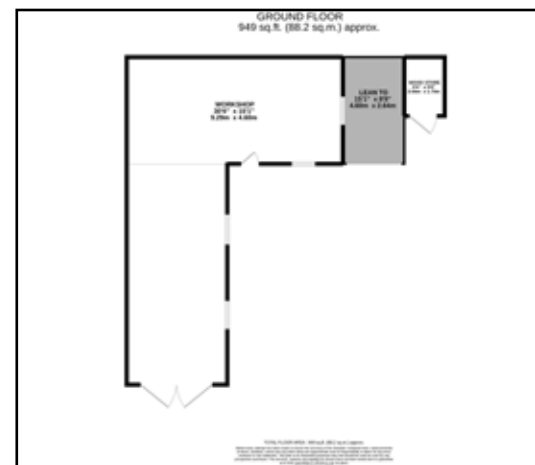
Tenure

Freehold



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	68 D
39-54	E		
21-38	F		
1-20	G		



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, Russia, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

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This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

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