



THE STORY OF

The Lewes

West Walton, Norfolk

SOWERBYS



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The Lewes

47 Salts Road, West Walton, Norfolk
PE14 7EJ

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1.3 Acre Plot (STMS)

Sold Chain Free

Georgian Country House Dating to the Late 1700s

Four Characterful Reception Rooms

Open Plan Kitchen/Dining Room
and a Large Utility Room

Six Bedrooms and Four Bathrooms

Separate Studio with Wet Room

Lawn Tennis Court in the Garden

A Former Rectory to St Mary's Church

Modernised to a Superb Standard

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“A versatile and spacious home, packed with character.”

Believed to date back to 18th century, this Georgian country house once stood as the rectory for St Mary’s Church, before a subsequent rectory was built some years later.

During the course of its life as a rectory, farmhouse and a doctor’s practice, The Lewes has endured several sympathetic extensions creating a rather impressive home.

A wonderful property, in a generous sized plot, it is quite discreetly tucked away on a quiet village road. Immediately apparent once you’ve entered the wrought iron gates, is the sense of privacy and tranquillity and the striking white façade slowly reveals itself through the mature trees that line the gravel driveway.





As the property has evolved over the years so has the internal layout, demonstrating some fantastic reception rooms alongside a practical kitchen and dining design. The main entrance is towards the rear, allowing easy access in to the home from ample parking facilities.

The entrance hall is spacious and bright, welcoming you through to an open plan kitchen/dining room. The high ceiling and exposed original beams which display game hanging hooks are notable features in this room. The current owners have carried out significant changes creating a true hub of the home - with hand built stylish units and a large centre island, this kitchen then seamlessly joins with the dining end where there is plenty of space to host parties and share the experience with the chef. This area of the home is so well-equipped, with a larder, plentiful storage and arguably the largest utility room we've seen.

“You can feel the benefit of the work to modernise this home throughout.”

There are three further reception rooms which are extremely generous in size - and teeming with character. All boast their own fireplaces, original shutters and are flooded with natural light. The downstairs layout has a pleasing flow, guiding you from one impressive room into the other.



Upstairs a bright and airy landing allows access to six bedrooms and the family bathroom. The bedrooms are largely all double in size and have their own lovely characteristics, with a combination of ceiling heights. Three of the bedrooms have their own en-suite facilities, and the principal bedroom showcases the largest with a stunning marble top bath.

Similar to the property itself, outside has been well-maintained and is well-established. To the rear, a double garage and a spacious drive provide ample parking. The garden pleasantly wraps around the property, boasting large lawns, beautiful mature trees, and a walled garden to the rear which is charming.

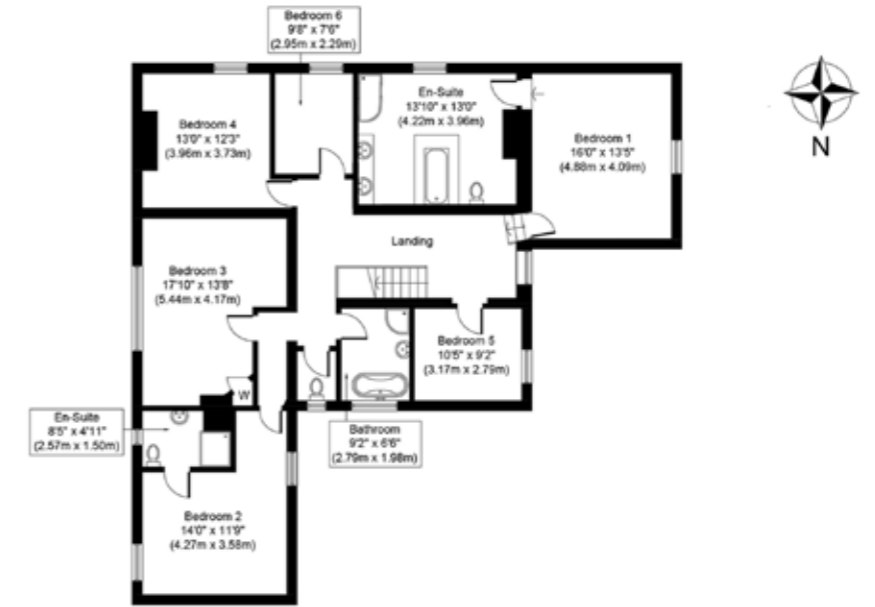
This home also has an outside studio with its own shower room and kitchenette - a truly versatile space which can be used as a home office or extended sleeping quarters.

A beautiful Georgian country house, with superb grounds and plenty of room for a large family, or even multi-generational living, The Lewes offers an incredible amount of charm, character and versatility.





“There are plenty of walks right on your doorstep.”



First Floor
Approximate Floor Area
1639 Sq. ft.
(152.3 Sq. m.)



Garage
Approximate Floor Area
371 Sq. ft.
(34.5 Sq. m.)

Ground Floor
Approximate Floor Area
2978 Sq. ft.
(276.7 Sq. m.)

(Not Shown In Actual Location / Orientation)

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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ALL THE REASONS



West Walton

IN NORFOLK
IS THE PLACE TO CALL HOME



On the edge of the county of Norfolk, sits the quiet but well-connected village of West Walton.

This charming area falls within the parish of King's Lynn and West Norfolk but is within minutes of Cambridgeshire.

The village has well-regarded primary and secondary schools, village hall and St Mary's Church, which was built in around 1240. The church's detached Bell Tower is stunning and can be seen on walks around the village and outside of it.

Nearby Walton Highway offers a good number of amenities, which is only a few minutes away from West Walton. With a chip shop, plant nursery, one of its biggest exploits is the popular farm shop, Worzals. The shop is often-popular, especially around pumpkin season, and also has an adjoining restaurant which is highly rated.

Wisbech is around eight minutes away from West Walton, with King's Lynn just over 15. Both of these towns boast a significant history and have a range of shops, restaurants and entertainment.

Whilst King's Lynn has its own train line, and direct route to London, a 45 minute car journey will land you at the historic city of Peterborough.

With a large pedestrian shopping centre, Norman-dated cathedral and a professional English third tier football team - the city offers much. However, it also offers fantastic connectivity up and down the country as its train station is a major interchange. With services to London, York, Newcastle and Glasgow, easy access to this city could be a commuter's dream.

For a quiet village, well-connected for Norfolk, Cambridgeshire and beyond, West Walton might be your ideal next home.



Note from Sowerbys



“This home has given our clients lots of space, both inside and out.”

SOWERBYS



SERVICES CONNECTED

Mains water and electricity. Private drainage. LPG fired central heating.

COUNCIL TAX

Band G.

ENERGY EFFICIENCY RATING

F. Ref:- 0320-2874-8270-2327-8511

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: ///intrigues.guardian.aspect

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