



THE STORY OF

# The Paddocks

*West Walton, Norfolk*

**SOWERBYS**

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# The Paddocks

192 Salts Road, West Walton,  
PE14 7ED



Five Bedroom Detached Dwelling

Two Acre Plot (STMS)

Open-Plan Lounge/Dining Room

Newly Fitted Kitchen

Equestrian Facilities

Stables and Tack Room

Covered Swimming Pool

Outdoor Bar/Garden Kitchen

Tranquil Location



**SOWERBYS KING'S LYNN OFFICE**

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“It was a joy to sit by the window and watch our horses in the paddocks.”

For the past 26 years, ‘The Paddocks’ has been a wonderful and loving family home. This versatile property has been superbly adapted to accommodate our sellers lifestyle. The property originally had a flat roof and the back field was unkempt. However, with time, it has been transformed into a two-storey home, which now boasts an office, a games room, and an additional bedroom, whilst backing onto a beautifully maintained paddock.

What makes ‘The Paddocks’ rather unique is its exterior offerings, with a paddock to the rear, a substantial patio

area with space for a hot tub, outdoor bar, and a swimming pool, there is much to enjoy – including the wonderful views.

The sitting room and dining area are both of superb proportions, entertaining a large crowd of people here is done with ease. Right off the dining area is the beautifully appointed kitchen, where you can showcase your culinary skills.

To the other side of the property are four bedrooms and the family bathroom, with the principal bedroom enjoying superb views of the paddock.





A five-bar gate opens onto the gravel drive, providing ample, secure off road parking, which further benefits from an electric car charging point. There is also separate access to the paddock.

To the rear of the property, there is plenty to keep you amused. Equestrian enthusiasts will be delighted to find a number of stables and a tack room, while others can spend their days enjoying the swimming pool. With the addition of the hot tub area and outdoor bar/kitchen, this is the perfect home for hosting garden parties.

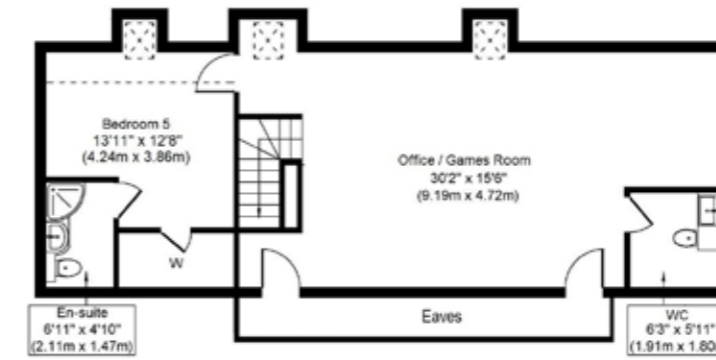
This exceptional property boasts a fantastic location, a two acre plot (STMS), and a plethora of potential to make the space your own.



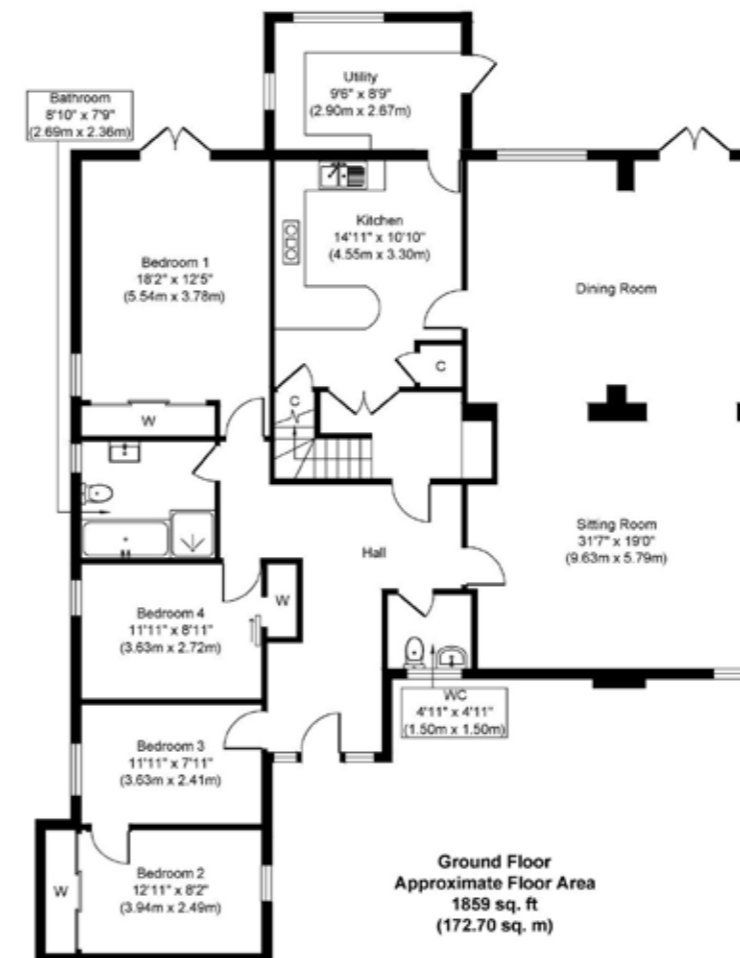




**Outbuildings**  
Approximate Floor Area  
1655 sq. ft  
(153.75 sq. m)



**First Floor**  
Approximate Floor Area  
707 sq. ft  
(65.68 sq. m)



**Ground Floor**  
Approximate Floor Area  
1859 sq. ft  
(172.70 sq. m)

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.

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.

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.

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

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.

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.

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.

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.

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



Note from the Vendor



The Paddocks.

“It’s so tranquil here, and we have lovely neighbours.”

THE VENDOR



SERVICES CONNECTED

Mains water and electricity. Septic tank drainage. Heating via oil fired central heating.

COUNCIL TAX  
Band C.

ENERGY EFFICIENCY RATING

D. Ref:- 2743-3026-2204-9727-1200

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.

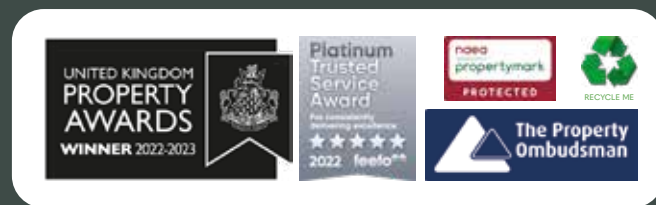
TENURE  
Freehold.

LOCATION  
What3words: ///reefs.hopefully.gateway

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# SOWERBYS



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