



THE STORY OF

# Walnut Tree Cottage

*Barroway Drove, Norfolk*

SOWERBYS





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# Walnut Tree Cottage

4 The Drove, Barroway Drove, Norfolk  
PE38 0AJ

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Detached Four Bedroom Chalet

Farmhouse Style Kitchen with Pantry,  
Separate Utility and Boot Room

L-Shaped Sitting/Dining Room

Plot of 3.1 Acres (STMS) Including Four Paddocks

Delightful, Mature Gardens with  
Charming Wildlife Pond

Two Stables, Tack Room, Hay  
Barn and Utility Barn

Large Single Garage and Off Road Parking

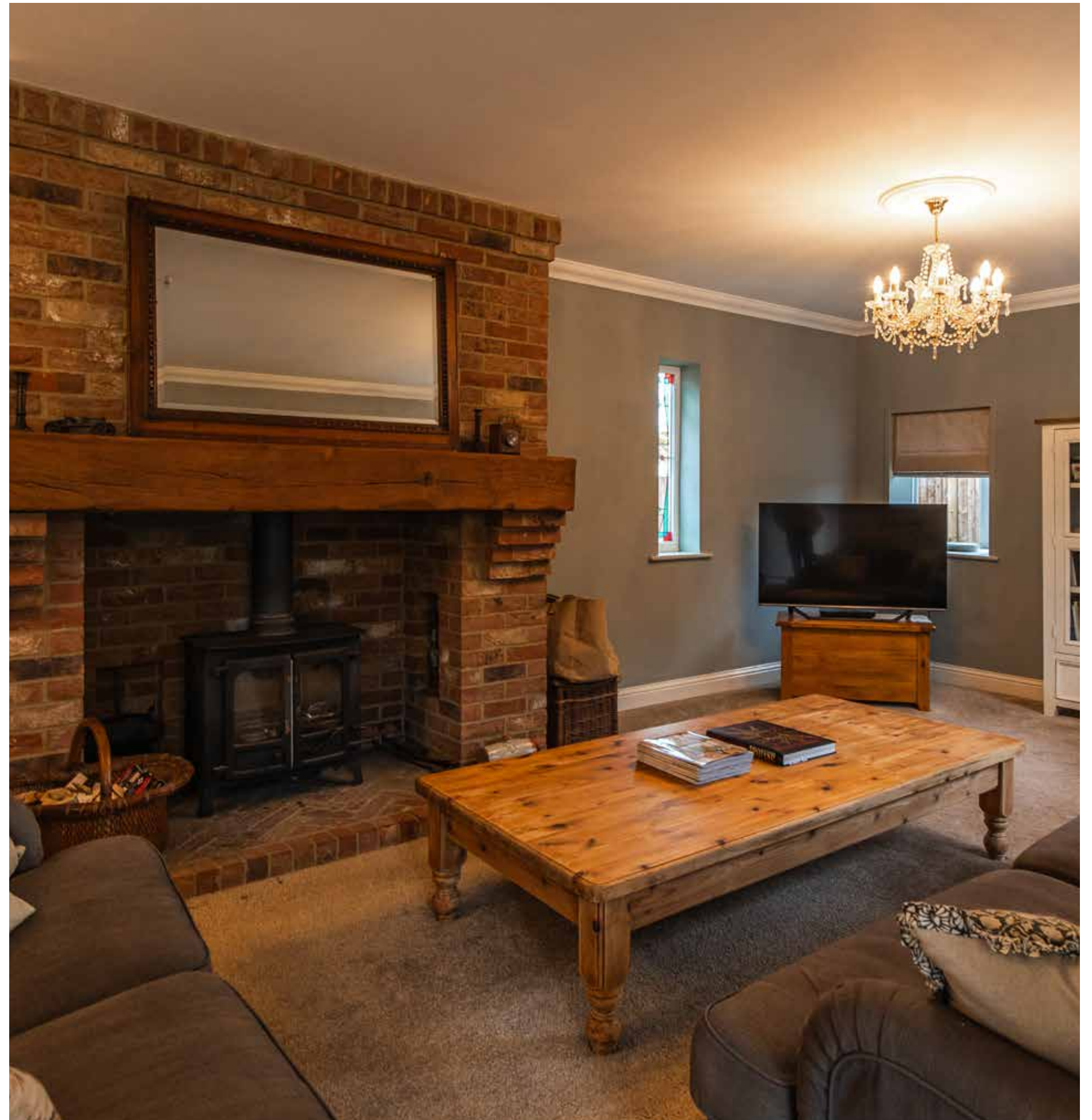
Beautiful Rural Setting

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Welcome to this exquisite four-bedroom detached chalet bungalow, set amidst a picturesque rural landscape with breathtaking, uninterrupted field views stretching beyond its approximately 3.1 acre plot (STMS).

The property is set back from the road, framed by mature greenery that provides both privacy and a vibrant, colourful outlook, creating a peaceful sanctuary from the moment you arrive.

At the heart of the home is a thoughtfully designed kitchen/breakfast room, perfectly situated for ease of daily living and entertaining alike. Enjoy your morning coffee here while soaking in serene views over a charming wildlife pond.

A practical pantry adds to the home's convenience, providing ample storage for kitchen essentials.



To one side of the bungalow lies a cleverly organised boot room and den - a multifunctional space which works in harmony with the utility room, WC, and an oversized single garage. This layout is ideal for outdoor enthusiasts, offering a practical solution for stowing away boots, coats, and other gear after days spent exploring the countryside. This hybrid area is both cosy and functional, providing easy access from outside and ensuring a warm welcome regardless of the weather.



On the opposite side, a spacious open-plan living and family room offers the perfect setting for year-round entertaining. The room's layout is inviting and flexible, providing ample space for gatherings or quiet evenings in.











The ground floor also hosts two generously sized double bedrooms, while two additional bedrooms are located upstairs. These rooms are well-served by a beautifully designed ground-floor bathroom, complete with a separate bath and shower, and a dressing room.

Outside, the grounds extend from a beautifully maintained garden to four paddocks, bordered by classic post-and-rail fencing, ideal for equestrian use. The equestrian facilities are truly enviable, with two stables, a tack room, a hay barn, and a substantial utility barn providing plenty of storage space.

This home offers the ultimate blend of country living with modern conveniences, perfect for those seeking a serene retreat with exceptional equestrian amenities.











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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# Barroway Drove

A NATURE LOVER'S PARADISE

Nestled in the picturesque countryside, Barroway Drove offers a delightful escape from the hustle and bustle of city life. Located near the charming town of Downham Market, this quaint village is a hidden gem with its serene surroundings and close proximity to a main train line.

The rural setting of Barroway Drove is a treat for nature lovers and those seeking tranquility. As you wander through the village, you'll be greeted by lush green fields and meandering country lanes. Nature enthusiasts will delight in the diverse wildlife that calls this area home, from birds chirping in the trees to rabbits frolicking in the meadows. Take a leisurely stroll along the village footpaths, where you'll discover hidden gems like picturesque ponds and ancient woodlands. The village also serves as a gateway to the Fens, a unique wetland area known for its scenic beauty and rich biodiversity.

Despite its rural charm, Barroway Drove enjoys excellent connectivity due to its proximity to a main train line. Located just a short distance from Downham Market, the village is well-connected to major cities like Cambridge and London.

Downham Market offers a delightful blend of old-world charm and modern amenities, with a range of independent shops, cafes, and restaurants lining its streets. The town's market, held weekly, is a hub of activity where locals and visitors can explore a variety of stalls offering fresh produce, crafts, and more. The town boasts several notable landmarks, most notably the magnificent Downham Market Clock Tower, an iconic symbol of the town. This impressive structure stands tall in the town centre, serving as a reminder of its rich heritage.



*Note from Sowerbys*



“Enjoy your morning coffee while soaking in serene views over a charming wildlife pond...”



## SERVICES CONNECTED

Mains electricity and water. Drainage to septic tank. Oil fired central heating.

## COUNCIL TAX

Band D.

## ENERGY EFFICIENCY RATING

G. Ref:- 8533-7627-5440-9052-5922

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: ///liquid.snowboard.harshest

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# SOWERBYS

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