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THE STORY OF

# St. Helens

*Walpole Cross Keys, Norfolk*

SOWERBYS



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# St. Helens

Walpole Cross Keys, Norfolk  
PE34 4HE

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Former Chapel and School House

Wealth of Character and Charming  
Features Dating to Circa 1881

Lovingly Converted with Spacious  
and Versatile Layout

Double Garage/Workshop and  
Studio/Office Space

Solar PV

Carriage Driveway Providing Ample Parking

Extending to 3234 Sq. Ft. Inclusive

No Onward Chain

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Nestled in the peaceful village of Walpole Cross Keys, this exceptional former church, built in 1881 and converted into a charming residence in 1992, offers a rare blend of historical character and modern practicality.

Positioned close to Sutton Bridge, yet with easy access to the larger historic market towns of King's Lynn and Wisbech, the property benefits from easy access to a wealth of amenities, including shops, schools, and leisure facilities. For commuters, King's Lynn provides a mainline railway station with connections to Ely, Cambridge, and London King's Cross.

The property itself is steeped in history and brimming with original features, making it a truly unique home. The ground floor boasts versatile living spaces, including a sitting room, snug, conservatory, kitchen/breakfast room, utility room, and cloakroom. The first floor accommodates three generously proportioned bedrooms, with an en-suite to the master, as well as a family bathroom.

Outside, the property continues to impress with its expansive grounds. The gravelled in-and-out driveway is bordered by a lawned area adorned with mature plants and shrubs, leading to a detached double garage with power, light, and a boarded loft space.

Historically, the garage served as the village school, adding to the property's intrinsic connection to, and place within, local village life.

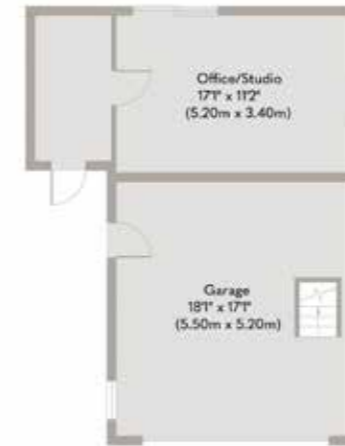
Adjoining the garage to the rear is a versatile office space with a double-glazed sliding door and a potential kitchen/utility area. This could be perfect for those seeking additional accommodation or home office space, subject to any necessary consents.

The rear garden is a tranquil retreat, mainly laid to lawn and surrounded by mature trees, shrubs, and hedging, offering privacy and an ideal setting for outdoor relaxation or entertaining.

A standout feature of the property is the solar panels, which are owned outright and provide a valuable income stream, contributing to the home's appeal as both a lifestyle choice and an investment.

Offered with no onward chain, this extraordinary home is ready for its next chapter. Viewing is highly recommended to fully appreciate the character, versatility, and potential this converted church has to offer.





Outbuilding Ground Floor  
Approximate Floor Area  
569 sq. ft  
(52.85 sq. m)



Outbuilding First Floor  
Approximate Floor Area  
389 sq. ft  
(36.14 sq. m)



Ground Floor  
Approximate Floor Area  
1,215 sq. ft  
(112.84 sq. m)



First Floor  
Approximate Floor Area  
1,061 sq. ft  
(98.55 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.

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# Walpole Cross Keys

WHERE HISTORY, COMMUNITY, AND HERITAGE THRIVE

Cross Keys is a small community situated where Norfolk borders with both Lincolnshire and Cambridgeshire. Generally thought to be the place from which King John's jewels crossed the Wash (and were lost) it is a small agricultural community that was served for almost one hundred years by the M&GN Midland and Great Northern (Muddle and Get Nowhere) Railway.

At the start of the 20th century the village benefitted from the generosity of Lady Jephson who provided a village hall - a newly refurbished building stands on the same site today. Cross Keys has an active Parish Council intent on improving the look of the village and has recently commissioned the writing of a Parish Plan (Blueprint for the Future). The Council's latest addition to the village is the Eva Kemp/Station Garden. The village has a thriving Primary School with a Ladybirds pre-school on the same site.

Perched on the banks of the River Ouse, the nearby town of King's Lynn has been a centre of trade and industry since the Middle Ages, and its rich history is reflected in the many beautiful buildings which still line the historic quarter.

King Street, which runs from Tuesday Market Place to the Custom House was once known as 'Stockfish Row' for the number of fish merchants that lived there. With a listed building every 26ft, Sir John Betjeman described it as one of the finest walks in England. In 1845, there were at least ten pubs on this street alone, and although these have faded away a relatively new arrival is the WhataHoot distillery with its gin school and handmade spirits.



## Note from the Vendor



“My favourite spot at home is on a cosy chair in the conservatory. On warm summer days, it's a peaceful retreat surrounded by lush greenery.”



### SERVICES CONNECTED

Mains water and electricity. Electric central heating system. Drainage via septic tank.

### COUNCIL TAX

Band E.

### ENERGY EFFICIENCY RATING

C. Ref: 8441-7423-0370-5367-8926

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: ///upsetting.view.cigar

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# SOWERBYS

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