



Ristoft Barn  
62 Station Road | Walpole Cross Keys | Norfolk | PE34 4HB

# RURAL CONVERSION



With wonderful field views on the edge of Walpole Cross Keys, this unique and highly individual barn conversion stands in approximately two acres (stms) of grounds and offers extensive and flexible living space with a rare degree of privacy.

This is a unique opportunity to acquire a substantial home with a blend of heritage, extensive grounds and the versatility to accommodate multigenerational living.

A true rural retreat with a story to tell.







# KEY FEATURES

- A Substantial Historic Barn Conversion in Walpole Cross Keys
- Six Bedrooms, Two with En-Suites and a Family Bathroom
- Very Large Open-Plan Living Room with Wood Burner
- Generous Bespoke Kitchen/Diner with Feature Brickwork and Beams
- Studio/Home Office and Utility Room
- Annexe with Kitchenette and Shower Room
- Extensive Gardens, Vegetable Plot, Mature Trees and Wildlife Habitat
- Multiple Garages & Outbuildings for Storage, Hobbies or Business Use
- The Accommodation extends to 3,037sq.ft
- Energy Rating: D

At the heart of the home is an impressive and very large open plan living room – an expansive space perfect for both relaxation and entertaining, particularly with its wood-burning stove. Flowing from this area is the kitchen and dining room, where a vaulted ceiling and exposed timbers certainly add to the wow factor. The ground floor also features three bedrooms and a family bathroom, providing ample space for family or guests. A highlight of this level is the studio-style annexe, complete with its own kitchenette and shower room – perfect for multi-generational living or perhaps for when guests come to stay. Moving upstairs, you find a further three bedrooms, including a master suite with an open en-suite bathroom. The master bedroom boasts a Juliet balcony, a wonderful feature that allows plenty of natural light to fill the space. There is also a family bathroom to serve this floor.

## Rich Legacy

"Ristoft Barn was originally an unnamed set of empty barns, used to home bullocks. We looked at the amazing brickwork, tiny windows and the two round windows, and just saw an amazing, unusual large home for our family," the current owners explained when discussing what first attracted them to the property. The barns themselves are over two-hundred years old and their original use for livestock is reflected in the former name of Station Road North, which was once known as Bullock Drove. The barn stands on land with roots stretching back to Roman times, when the "Ristoft" fields were among the few areas of higher ground in the surrounding marshes and were inhabited for salt mining and farming. Interestingly, the name itself is likely to be a contraction of the Old Norse/Old English words "Ris" (a small wood) and "Toft" (a homestead).

## Sympathetic Conversion

"We put two static caravans on site and started our planning," the owners said, talking about the construction process. "We stripped most of the bricks, to clean and replace them, and the inner walls were re-designed to suit our needs. The only outside builders employed were for the underpinning, and the roof tiles and leading." The barn's transformation was a true labour of love, carried out almost entirely by the owners themselves. During the conversion, they salvaged and reused almost all the original bricks and beams, the latter having been extracted to treat and then put back into place. An old oak door frame in one of the barns was uncovered.









# KEY FEATURES

"We rescued it, and it lies within the living space, and we really do not know how old it is." The original A-frames were retained and are a striking feature of the living space. During the conversion process, a number of beams were sourced from the Midlands, which were salvaged lock gates from the canals – these added further historic resonance in the reconstructed building. "All the bricks were reused from those onsite, as were the stable bricks which we used for the fireplace."

## Improvements and Refinements

The owners designed and reconfigured the interior layout to suit family life and foster care, underpinning the structure, re-roofing and installing a ground source heat pump, underfloor heating throughout, solar panels, and a sprinkler system for safety and efficiency. The property has its own sewage treatment plant and a 5,000-litre rainwater catchment tank for sustainable living. The annexe, with its own kitchenette and shower room, was created for multi-generational living and guest accommodation. The gardens have been extensively landscaped, with new trees, shrubs, and wildlife-friendly planting. Outbuildings and garages were added during the owners' tenure to support hobbies, business ventures and storage for a classic car collection.

## Favourite Spaces

The open-plan kitchen and living area is the heart of the home, described by the owners as one of their favourite places "as we hosted so many wonderful parties." The vast living space, with its exposed brickwork, original beams, and wood-burning stove, is perfect for entertaining and family gatherings. The patio and pergola are cherished for outdoor celebrations, from barn dances to summer barbecues. The land itself has been the setting for everything from vegetable growing and animal keeping to children's adventures and photography projects.

## The Grounds

Ristoft Barn sits in nearly two acres of gardens and grounds, with sweeping lawns, mature trees and a wide variety of wildlife. "We have used the land for many different things and also businesses – we had polytunnels for growing chillies of all varieties which were used in chilli jams of different flavours that I made for local shops, and in rum punch, and in many more products. And in our small holding we kept geese, ducks, chickens, pigs and goats." The outbuildings include multiple garages which were put up for classic cars and their upkeep. The gardens are a haven for wildlife and a wonderful space for children, pets and entertaining. "We have planted many trees, bushes, and shrubs on the land. We have an abundance of wildlife from hedgehogs to all species of birds including kites, kestrels, buzzards, and white barn owls that nest nearby and can be seen in the early morning in summer," the owners commented.

























































# INFORMATION

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## On The Doorstep

Walpole Cross Keys is a welcoming village with a strong sense of community and a rich agricultural heritage. The village has its own primary school, Jephson Village Hall (the hub for local events and clubs), a car garage, and Samuels Family Farm Shop & Butchers. The local hall is the centre of village life, hosting a Monday Club, indoor bowling, quiz nights, afternoon teas and WI meetings. Fundraising for the school and community events are regular highlights. The village is surrounded by open farmland and is popular for walking, cycling and birdwatching.

## How Far Is It To?

Ristoft Barn is ideally situated for both rural living and, due to the proximity to the nearby A17, good access to local towns and amenities. King's Lynn is just over eight miles to the east – a fourteen-minute drive – with its vibrant town centre, mainline rail station (offering a direct service to Cambridge and London), shops, restaurants and historic attractions. Wisbech is nine miles to the southwest, offering independent schools, supermarkets and further amenities. The North Norfolk coast, including the sandy beaches of Hunstanton, is about a half an hour drive. Peterborough is around fifty minutes to the southwest for A1 connections, and Norwich and Cambridge are respectively just over an hour, and an hour and a half away.

## Directions

From the centre of King's Lynn, follow the A47 onto the A148 and take this for just under two miles, then take the A17 west towards Sutton Bridge. After about six miles, turn right onto Station Road and the property will be found on the left, identified by a Fine & Country For Sale Board.

## Services, District Council and Tenure

Ground Source Heat Pump with Underfloor Heating, Mains Water, Private Sewage Treatment Plant, Solar Panels

Broadband Available - please see [www.openreach.com/fibre-checker](http://www.openreach.com/fibre-checker)

Mobile Phone Reception - varies depending on network provider

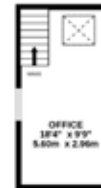
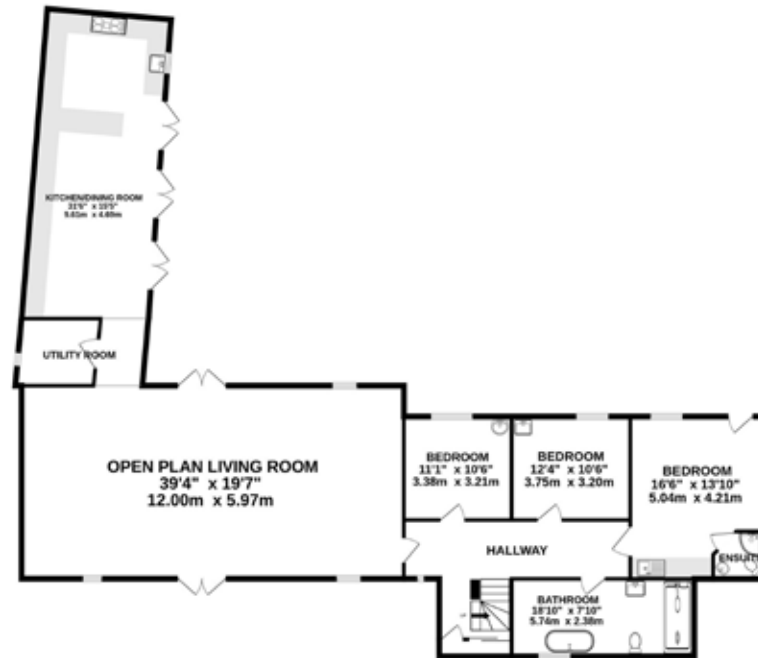
Please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

King's Lynn & West Norfolk Borough Council - Council Tax Band D

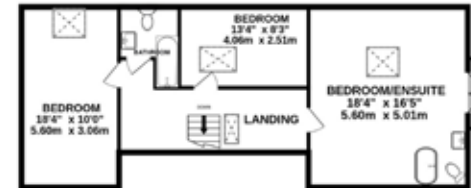
Freehold



**GROUND FLOOR**  
2083 sq.ft. (193.6 sq.m.) approx.

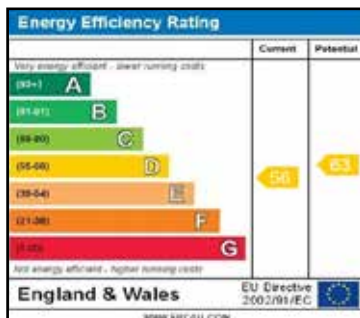


**1ST FLOOR**  
954 sq.ft. (88.6 sq.m.) approx.



**TOTAL FLOOR AREA : 3037 sq.ft. (282.2 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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