



Strawberry Fields
Wickenhall St Mary Magdalen | Kings Lynn | PE34 3DA

COUNTRY LIVING



Located on a quiet lane within easy walking distance of Magdalen village, this five-bedroom detached chalet stands on grounds approaching 7.5 acres (STMS) which are ideal for equestrian activities with paddocks, two field shelters, and a training area. The wealth of living space includes a sitting room, dining/breakfast room adjoining the kitchen, a home cinema room, office, and utility room with sauna. This beautiful country home is surrounded by glorious field views and there is a private established garden. Less than a mile away, Watlington BR station provides mainline rail links to King's Lynn, Cambridge and London King's Cross. The property offers a detached double garage and ample parking spaces for vehicles.







- Substantial Detached Chalet on Plot of 7.41 Acres (STMS)
- Equestrian potential with Outbuildings and large Barn under construction
- Well-presented throughout with Five Bedrooms & Five Reception Rooms including Home Cinema
- Beautiful Gardens with stunning Open Field vistas
- Perfect for home working and multi-generational living
- Close to Watlington station for direct mainline connections to King's Lynn, Ely & Cambridge
- Total Accommodation extends to 2968sq.ft
- Energy Rating E

County Peace

Surrounded by glorious views of the open countryside, Strawberry Fields' idyllic rural setting on a no-through road makes it a very special home indeed. As the present owners said, "We are surrounded by quiet lanes and bridleways leading to various routes along the river, through peaceful neighbouring villages. The location is very safe for children and animals, ideal for wildlife, and it couldn't be better for riding."

In the grounds of almost 7.5 acres (STMS), there are a number of outbuildings including a large barn which is in the process of being renovated, two field shelters for horses and two large paddocks, making the property perfect for equestrian pursuits but also providing the option for alternative business opportunities. "There is so much potential," the present owners said. "We have hosted events in the expansive outdoor space, including horse carriage driving and a car club weekend, and we also currently provide B&B accommodation with a separate family suite offering two bedrooms and a Jack & Jill bathroom which has proved very popular."

When asked about their favourite spaces at the property, the owners replied, "The breakfast room, with its perfect outlook onto the garden which we always enjoy over a cup of tea, just taking in the peace and quiet." "We will miss our neighbours, the space, rural aspects and the tranquility."

Outside

A shingled driveway to the side of the property provides ample off-road parking and also access to the detached double garage. To the rear of the house is a generous terraced area with a garden pond, decorative rockeries and graveled areas which extends to feature walling, beyond which is a formal low maintenance garden with graveled pathways and a timber summerhouse. The outside space is perhaps the jewel in the crown of this property. The present owners described some of the comments they have received from guests at the B&B such as "Beautiful countryside and a serene experience", "Pleasant surroundings" and "An ease about the place which oozes peace, an oasis of tranquility".

Given its rural situation, it comes as no surprise that Strawberry Fields is popular with a wide range of local fauna. "The raised fishpond entices a variety of wildlife including wild birds, barn owls, and we often see deer locally."



The Area

Magdalen village is known for its thriving community life with a variety of activities available for residents to participate in. In the village can be found the fifteenth century church, the Cock Inn public house, the village hall and local schools, with Magdalen Primary being the closest and Downham Market Academy the nearest Secondary school. A two-mile drive by car and just across the river from Wiggshall St Mary Magdalen, Watlington offers the amenities of a GPs' surgery, post office and also a mainline train station.

In respect of equestrian activities, there are safe and extensive rides along the network of fenland and waterside bridlepaths from the property. Forest Edge, Overa Stud and World Welfare for Horses equestrian centres are all within a reasonable drive for a variety of competitions.

Downham Market is approximately five miles by car and King's Lynn six miles from the property. Both provide a range of amenities, shops, supermarkets and schools.













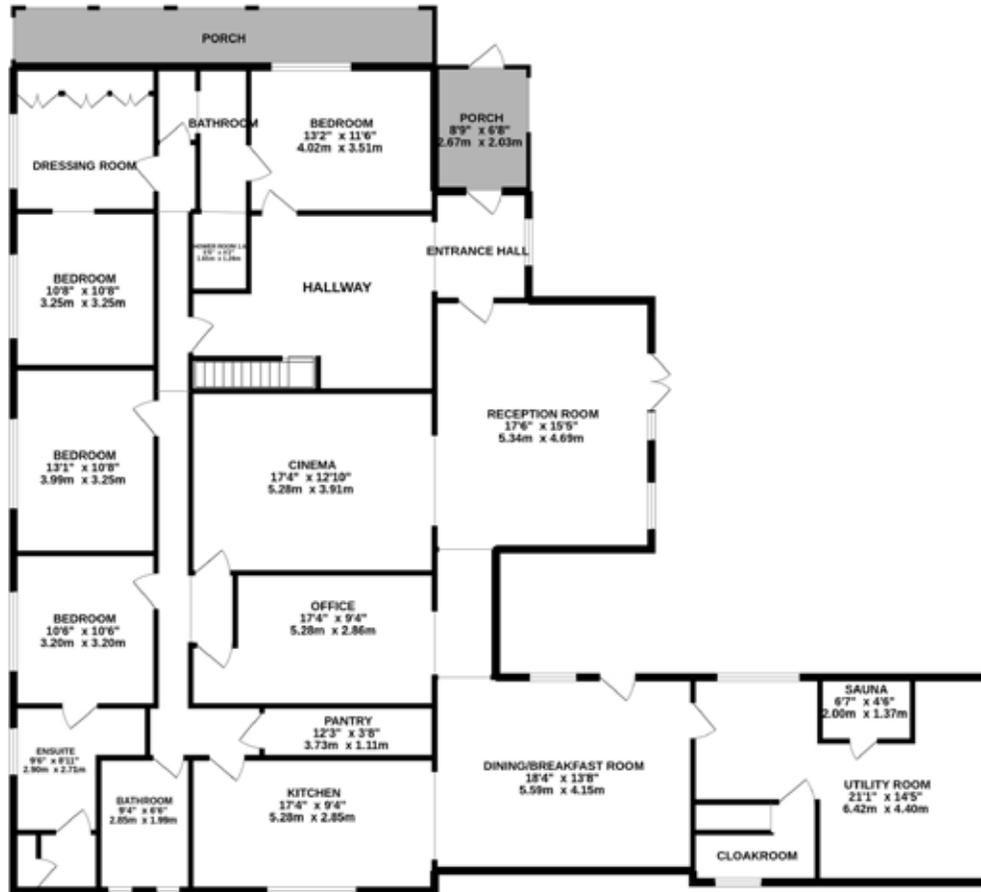






GROUND FLOOR
2648 sq.ft. (246.0 sq.m.) approx.

1ST FLOOR
320 sq.ft. (29.7 sq.m.) approx.



TOTAL FLOOR AREA : 2968 sq.ft. (275.8 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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On The Doorstep...

Wiggenhall St Mary Magdalen is close to Watlington which first appeared in records in 1166. The first recorded landowner was one Hermerus de Farrarys, whose estate was acquired by the Bardolphs of Wormegay and Stow, the head of this family taking the name Sir Robert de Watlington, a Knight at the Court of King Stephen. The church, dedicated to St Peter and St Paul, dates from the 13th century. The village has a railway station with direct links into London as well as a Primary school, a medical centre and The Angel Pub and Restaurant, reputed for its excellent homemade food.

How Far Is It To?...

Wiggenhall St Mary Magdalen lies around 8 miles south of King's Lynn and has a direct link into London, King's Cross which is a 1 hr 35 mins journey. It is approx. 25 miles north of Ely which offers a selection of good shops and the Ely Cathedral. Thetford Forest can be found to the south east with its many nature walks and bicycle trails whilst the North Norfolk coast and its quaint villages and sandy beaches can be found less than an hour north by car.

Services and District Council

LPG Central Heating, Mains Water and Septic Tank
 Kings Lynn and West Norfolk Borough Council
 Council Tax Band E £2465.59 PA

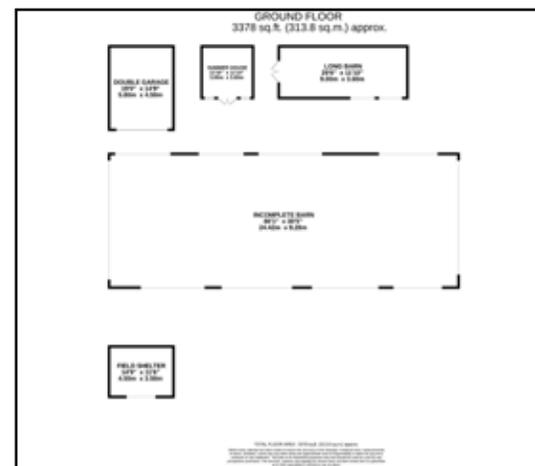
Tenure

Freehold



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		57 D
39-54	E	41 E	
21-38	F		
1-20	G		



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THE FINE & COUNTRY
FOUNDATION

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