



Ristoft Barn Station Road, Walpole Cross Keys

King's Lynn



Minors & Brady

Ristoft Barn Station Road

Walpole Cross Keys, King's Lynn

A truly one-of-a-kind barn conversion set within expansive private grounds on the edge of open Norfolk countryside. This striking home offers beautifully characterful and highly versatile accommodation, ideal for modern family living or multi-generational use. At its heart is a remarkable open-plan living space, complemented by a bespoke kitchen and dining area rich in original features. Six bedrooms are arranged across two floors, including a principal suite with en-suite and balcony enjoying far-reaching field views. A self-contained annexe adds further flexibility for guests or independent living. Set in approximately 2.4 acres (stms) with gardens, outbuildings and a strong sense of privacy, this is a rare opportunity to enjoy rural living in a distinctive and memorable home.

- Truly one-of-a-kind barn conversion with exceptional character throughout
- Set within approximately 2.4 acres (stms) of private grounds
- Six-bedroom layout offering extensive and flexible accommodation
- Impressive open-plan living space with wood-burning stove
- Principal suite with en-suite and private balcony overlooking open fields
- Self-contained annexe with kitchenette and shower room
- Beautiful bespoke kitchen/diner with vaulted ceiling, beams and brickwork
- Range of garages and outbuildings ideal for storage, hobbies or business use
- Secluded rural position with far-reaching countryside views
- Ideal for multi-generational living or lifestyle buyers seeking space and privacy





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The Location

Walpole Cross Keys is a small, rural village set within the wide, open landscape of west Norfolk. Located around 10 miles south-west of King's Lynn, it sits within an area known for its expansive farmland, big skies, and flat Fenland horizons. With a population of only a few hundred residents, the village has a close-knit and friendly feel, where people tend to know one another and community life still plays an important role.

The village itself is characterised by a mix of traditional Norfolk cottages, modest family homes, and a number of older buildings that reflect its long history as an agricultural settlement. At its heart is the local primary (junior) school, which serves as an important hub for families in the area.

While amenities within the village are limited, nearby towns and larger villages provide additional services, shops, and facilities, meaning residents can enjoy a peaceful setting without feeling too isolated.

Surrounded almost entirely by farmland, Walpole Cross Keys is deeply connected to the rhythms of rural life. The fields that stretch out in every direction are typically used for arable farming, and seasonal changes are very much part of the village's character, from freshly ploughed earth in the winter months to golden crops in the summer.

Quiet country lanes, drainage ditches, and wide open views give the area a distinctive Fenland charm.

Although it is a quiet place, the village offers a sense of calm and space that is increasingly valued. There is little through traffic, and the pace of life is noticeably slower than in nearby towns. Walks in the surrounding countryside, the sound of birds, and the changing skies are all part of everyday life here.



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Station Road, Walpole Cross Keys

Positioned on the edge of the quiet Norfolk village of Walpole Cross Keys, this truly one-of-a-kind barn conversion enjoys far-reaching views across open countryside and sits within approximately 2.4 acres (stms) of private grounds. Combining character, scale and versatility, the property offers extensive and adaptable accommodation suited to a range of lifestyles, including multi-generational living, home working, or simply those seeking a peaceful rural retreat.

Surrounded by fields and set back from immediate neighbours, it offers a rare sense of privacy while remaining accessible to nearby towns.

Originally a collection of historic agricultural barns, the property has been thoughtfully and sympathetically converted, preserving its heritage while creating a distinctive and comfortable home. The exterior reflects its agricultural origins, with traditional brickwork and subtle detailing, while inside the space unfolds into a striking interior defined by exposed timbers, vaulted ceilings and characterful brickwork throughout.

At the heart of the home is an impressive open-plan living area of expansive proportions, perfectly suited to both relaxed family living and entertaining on a larger scale. A wood-burning stove forms a natural focal point, adding warmth and atmosphere, while the generous proportions allow for multiple seating and dining areas.

The adjoining kitchen and dining space continues the sense of openness, enhanced by exposed beams and a vaulted ceiling, creating a sociable and inviting environment.



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The accommodation is arranged across two floors, offering both flexibility and practicality. The ground floor provides three well-sized bedrooms alongside a family bathroom, ideal for guests or those seeking single-level living. A particularly valuable feature is the self-contained annexe, complete with its own kitchenette and shower room, offering excellent potential for extended family, independent living or visiting guests.

Upstairs, a further three bedrooms can be found, including the principal suite which benefits from an open en-suite and a private balcony, providing an elevated position to enjoy views across the surrounding fields. This feature adds a special sense of light and connection to the landscape, enhancing the overall appeal of the space. An additional family bathroom serves this floor.

The grounds are a defining feature of the property, extending to around 2.4 acres (stms) and offering a combination of lawned areas, mature trees and more informal spaces. The setting feels peaceful and well secluded, with ample opportunity for outdoor entertaining, gardening or simply enjoying the natural surroundings. The land also supports a variety of wildlife, further adding to the sense of calm and rural charm.



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A range of garages and outbuildings provide excellent additional space, suitable for storage, workshops, hobbies or potential business use, subject to any necessary permissions. These additions enhance both the practicality and lifestyle appeal of the home.

Altogether, this is a rare opportunity to acquire a truly individual barn conversion that successfully blends its historic origins with the comforts of modern living. Offering space, privacy and flexibility in an idyllic setting, it stands as a distinctive and characterful home in the Norfolk countryside.

Agents Note

This property will be sold freehold and connected to mains water, electricity, ground source pump and septic tank.

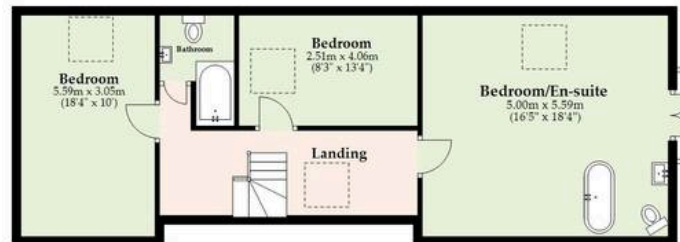


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Ground Floor
Approx. 201.2 sq. metres (2163.3 sq. feet)



First Floor
Approx. 89.3 sq. metres (963.9 sq. feet including Balcony)



Total area: approx. 290.7 sq. metres (3129.2 sq. feet)

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.
Plan produced using PlanUp.

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