



The Chestnuts
Terrington St John | Wisbech | PE14 7RP

STUNNING FAMILY HOME WITH ANNEXE AND STABLE



A substantial, Edwardian property, with original features, five bedrooms, three reception rooms, a Garden room, and Annexe with separate entrance, one en-suite bedroom and fourth reception room, a stable, double garage, outdoor swimming pool with tiled surround and heated by air-source heat pump. Set on a large plot with paddock, mature orchard, and kitchen gardens in a traditional Norfolk village with good local facilities. This stunning, and above all versatile, property is the perfect family home, with excellent train connections to Cambridge and London King's Cross, and close to historic King's Lynn and the famous beaches of the north Norfolk coast.



A HOUSE WITH STYLE AND SPACE

- A beautiful double bay fronted Edwardian family home with character and charm
- Ideal for working from home and for those who need multi-generational living
- The property offers an attached annexe
- The main house provides five bedrooms, sitting room, dining room, study/home office, large Garden room, laundry and boot room
- The attached annexe provides a further bedroom, sitting room and bathroom
- Plot measuring just over 1.5 acres (stms), includes range of outbuildings and swimming pool
- Total accommodation extends to 3619sq.ft

Built in 1913, this lovely home has all the features you would expect of a period property of this standard – large bay windows, high ceilings, Neoclassical ceiling roses, Robert Adam-style fireplaces, deep skirting boards and original doors. This house, which has only had a small number of owners since it was built, has been lovingly restored, with modern features in keeping with the age of the building.

Elegant Setting

The house is reached from a drive way, with a round lawn with sun-dial at the centre, fitted with electricity for outdoor lighting. The front has four impressive Chestnut trees, flowering trees, and displays of spring bulbs through the late winter into the spring. To the left is a five-bar gate over a gravel driveway, leading to the annexe and swimming pool area, and to the right is the garden room. The entire plot, which amounts to 1.8 acres, has stock-proof perimeter fencing.









KEY FEATURES

The house façade is balanced with large bay windows either side of an enclosed vestibule porch which has original floor tiles and stained glass, including an original glass panel with the name of the property above the door.

The vestibule leads into a hallway, with stairs to your left, and a window on a half landing. There are high ceilings, with decorative ceiling rose, original covings, high skirting boards and a beautiful tiled mosaic floor. There is a large cupboard under the stairs.

Reception Rooms and Garden Room

The first room, to your left, is a sitting room with tall bay window with fully renovated original sash windows, which the owners have fitted with internal wooden slatted shutters to keep this south-facing room cool in the summer and which act as extra insulation in the winter. All the windows at the front of the house are original, restored sash windows and fully functioning. There is a decorated original fireplace. Flooring is high quality, hard wearing LVT.

On the opposite side of the house is an elegant dining room, whose design and features mirror the sitting room's. This room is painted, as much of the house is, in Farrow and Ball paint. The doors are original solid pine, with antique-style crystal door handles.

Through the dining room is a large garden room with brick base, and solid oak, double-glazed window surrounds. This room has a strong colonial style, with roof fans and vents for ventilation, and bamboo blinds over the glass ceiling panels. There are double French doors onto a raised decking area and views over the garden.









KEY FEATURES

The Morning Room

The large study/third reception room is situated at the rear of the house. This has a large two-sided window overlooking the garden with French doors onto the decking, fitted with wooden-slatted blinds, another lovely fireplace and all original features. It is currently used as a spacious study and second sitting room. It is perfect for working from home in comfort, say the vendors.

"We call this the morning room," say the vendors, "because you can sit at the desk and watch the sun come up over the garden. It is a lovely space."

Together these three reception rooms and the conservatory create an elegant and spacious living space, with large windows giving plenty of light.

The heating system is a well-maintained, large-capacity, oil-fired heating system, with radiators in each room. The vendors say that with an oil-fired boiler of over 90% efficiency this solidly built house keeps warm, and in addition, the three reception rooms are fitted with gas fires, fed from external gas bottles, with potential for conversion for log burners. In addition, all lights are fitted with energy-saving LED bulbs. The house is fitted with a security alarm system.

Special Extras – Large Pantry and Library Room

One of the valuable and unique features of this house are the extra, unexpected rooms. These add a character, as well as being practical. Between the dining room and the study is a room currently used as a library,







KEY FEATURES

with a flip-up table, and opposite that, between the sitting room and kitchen, is the original pantry. This houses a large dresser, with a fitted work surface under a window at the end.

Comfortable Country Kitchen

To the left of the stairs is the door into the kitchen – the original door has been fitted with toughened glass panels, and light is a feature of this kitchen with a wide, double-glazed window over the garden. A large chimney space with wooden lintel is another original feature of this room. This currently has a Smeg, five-hob gas hob, including wok burner, fed from external LPG bottles with double oven, and would once have housed a traditional range.

The kitchen has a built-in fridge and double sink with double drainer beneath the window. The sink has Edwardian style mixer taps. A built-in cupboard houses an immersion heater with a built-in dishwasher beneath. There are a good number of storage cupboards and granite worktops, and wooden central island. There is space for a breakfast table and a cupboard to store larger kitchen items. The lights are inset, and there is a decorative vintage feature light above the island.

Annexe and so much more...

A door from the kitchen, and a second one from the main hallway to the right of the stairs, leads into the annexe.

Here is a large and airy rear lobby, which the vendors say is perfect for returning to the house after walks with the dogs, and a large window to one side.

This rear lobby houses a boiler room, and a large laundry room which has a lantern roof-light centrally. This currently houses an American-style fridge, washing machine, dryer and sink with shower-head style tap.









To the left of the rear lobby is the annexe living space. There is a door into a large bathroom. This has a roll-top Edwardian-style bath with shower attachment and shower curtain. The flooring is fleur de lys and colour scheme French grey, with grey wall tiles. Sanitary ware is high-quality Burlington. The bathroom has two windows to the side of the property.

The bathroom is en-suite to the property's fifth double bedroom, reached through an attractive archway. This is a good size, with double-glazed window and a door leading to the fourth reception room. This central living space has an external door, allowing the annexe to be used as a fully independent space, with a patio seating and dining area outside. This single-storey annexe has a pitch roof with a large amount of roof insulation and heating is via radiators from the central oil-fired boiler.

On the First Floor, the Original Features Continue...

A half landing is a lovely feature of the staircase, which has original banisters and balustrade, letting in plenty of light to the central part of the main house.

There are four double bedrooms, each with pretty, original fireplaces and vanity sink. Once again, the ceilings are high. The décor is themed in French, Art Deco, Oriental and Nursery styles, all decorated with Farrow and Ball paint. The landing has a large, built-in airing cupboard with fitted shelves. This has a second immersion heater, which the vendors say, guarantees a constant supply of hot water however many of the showers are being used.

Overlooking the front is a large south-facing bedroom with en-suite shower room and Burlington toilet, with a window. This room also has a dressing room next to it, with window to the front of the property and freestanding floor-to-ceiling solid wood wardrobe available on separate negotiation if required. This room would make an ideal nursery or smaller study room.

The family bathroom has a large walk-in shower and extractor, large sink, with Burlington toilet, designer towel rail, and frosted window.





The rear bedroom has loft access with fitted loft ladder. The loft is part boarded.

Stabling, Hayloft and a Double Garage

Next to the self-contained annexe is a stable, with a split door and two sliding windows for air circulation. This has the original hayloft and slurry drain to house a horse or pony. Beyond this are two sheds – a lockable tool shed and a potting shed. Beyond is a built-in store for bins, and a double garage with manual up-and-over door. A door with side window leads from the garage onto a fabulous swimming pool area.

Outdoor Swimming Pool

At the rear of the garage is a lobby and separate shower room for the swimming pool. This has a white, brick-style tiles, and a walk-in shower, designer radiator and wood effect porcelain tiles. "The shower room is perfect for the swimming pool," say the vendors, "it makes all the difference having it so easily accessible after a morning swim!"



The swimming pool is an attractive design with fully tiled seating areas, including a pergola and barbecue area, and vintage sun house. The pool has a solid, electric pool cover for safety and for maintaining the water temperature when the pool is not in use.

"We've had so much use from the pool," say the vendors, "the heating system really extends the swimming season, and the pool itself is very easy to maintain." A separate building beyond the five-bar gate is the pump house for the pool, which is heated by an upgraded air-source heat pump system which the vendors say is extremely efficient, with new filtration pump and filter. Beyond is a log store, and a small green house.

The garden has a mature orchard, mature specimen trees, kitchen garden including fruit cage and chicken run, rose garden and large cherry tree. The main paddock beyond has a specimen chestnut tree and pitch and putt for golf practice, and could provide grazing for two ponies.



In the heart of the Norfolk Countryside...

This lovely period property has all the advantages of a country property, but with historic King's Lynn a fifteen-minute drive away, and the famous Sandringham Estate and the lovely beaches at Hunstanton just beyond, it is also in the perfect location for exploring this lovely part of England.

With expanding public transport links, the area is also becoming increasingly accessible for commuting. The nearest mainline train station is at Watlington, just over ten minutes by car and with plenty of parking, with trains direct to King's Cross in under two hours, and Cambridge, 40 minutes away, with direct trains from there to Stansted airport, and to the newly opened station at Cambridge North. Fifteen minutes by train is the hub at Ely, with onward trains to all parts of the UK.

INFORMATION

The village itself has all amenities, including a surgery and pharmacy, a pub, restaurant, garage, convenience store, and fish and chip shop. "This village is really self-sufficient," say the vendors, "the farm shop sells local produce, and with all the shops, scout hut, and playing field, as well as an active church, there is a great community spirit. We hope the new owners of this unique family home love living here as much as we have."

Directions...

Proceed into the village from the A47 onto Main Road, the property is adjacent to the part of the road that becomes dual carriageway on the right hand side. For those using satellite navigation the postcode is PE14 7RP

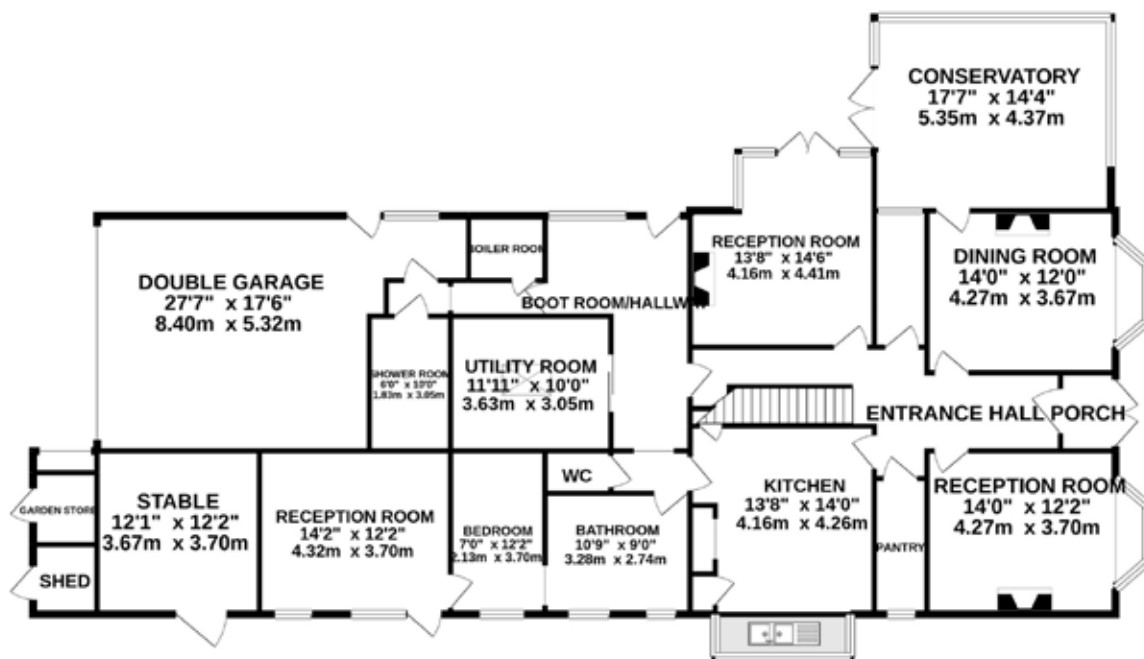
Services...

OFCH, Mains Water

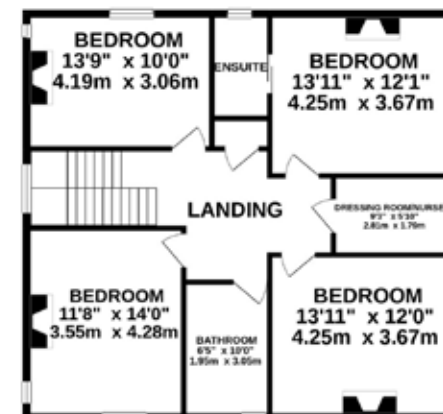
Kings Lynn and West Norfolk Borough Council

The Property is Freehold

GROUND FLOOR
2661 sq.ft. (247.2 sq.m.) approx.



1ST FLOOR
958 sq.ft. (89.0 sq.m.) approx.



TOTAL FLOOR AREA : 3619 sq.ft. (336.2 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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