



4 Kenwick Hall Gardens  
Clenchwarton | Norfolk | PE34 4XJ

FINE & COUNTRY



# BARN STYLE LIVING



On the edge of the sought-after village of Clenchwarton only a short drive from King's Lynn, this wonderful family home is one of five bespoke properties located around a central courtyard with secure electronically gated access.

A barn-style home constructed in the 1990s to the highest specification.

Outside there is a large double garage with room for four cars and ample parking on the drive.

With a workshop area, a car port, and a generous sized garden to the rear of the house which is mainly laid to lawn with a terraced area.





# KEY FEATURES

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- A Modern Barn-Style Home in a Gated Community in the Village of Clenchwarton
- Four Bedrooms and Two Bath/Shower Rooms
- Kitchen with Open Plan Dining and Living Area; Separate Utility Room and WC
- Impressive Entrance Hall with Galleried Landing
- Generous Plot with Lawn and Patio Area with Pergola
- Double Garage with Workshop and Car Port and Plenty of Parking on the Drive
- Secure Environment with Electronically Controlled Gated Entry
- The Accommodation extends to 3,041sq.ft
- Energy Rating: D

An outstanding family home built in 2017 with generous and flexible living space, this is one of five bespoke properties within a gated community located in the village of Clenchwarton less than five minutes from King's Lynn. The two-storey high windows around the front entrance allowing a flood of light into the hallway and the galleried landing above it won't fail to make an impression, let alone the three-quarter inch solid teak flooring which leads to the bespoke wood maple staircase!

## Details Are Everything

The property is approached through secure electric gates remotely operated by means of an entry video intercom, which opens into a beautifully tended central courtyard and which then leads into the private access for the property itself. There are a select group of five similar barn-style type private homes in this gated development which was constructed in the 1990s. When asked what first attracted them to their home, the current owners had no hesitation in replying that "It was the size and the high-end specification."







# KEY FEATURES

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## Exploring Inside

To the front of the property, there is a block paved drive which provides access both to the house and to the detached garage/workshop. On entering the property, there is a galleried landing above the hallway, a custom staircase leading up to the first floor. Underfoot there is solid wood flooring. Leading from the entrance hall are the dining room, study and family room, and through double doors the generously dimensioned kitchen and open plan living area can be accessed. "The wood burner certainly makes for a cozy feel," the owners said when talking about this area which is the heart of the home where the whole family can come together. Adjacent to this is a spacious utility room, WC and a side entrance offering access to the covered carport, across from which the double garage area and workshop is found. Heating for the property is by way of an oil-fired boiler to radiators, and there are new double glazed windows throughout.

## The Garden

To the rear of the property, the garden is enclosed by a good quality timber panel fence and is mainly laid to lawn with a terraced area for entertaining complete with pergola.

## The Area

Clenchwarton is a thriving Norfolk village, only a few miles from historic King's Lynn, with a regular bus service into the town. "It is a nice community – very friendly, like a little oasis," the owners said. The village offers a range of clubs and organisations, as well as a post office, doctors' practice, a Morrisons Daily local convenience shop, The Nelson public house, a children's play area, a playing field and a good primary school. There is also a regular bus service to King's Lynn and Spalding.











































# INFORMATION

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## On The Doorstep

The market town of King's Lynn, located on the banks of the River Ouse with its fishing port still in use today, has long played an important role in England's maritime history; during the fourteenth century it ranked as the nation's most important port, as vital to England during the Middle Ages as Liverpool was in the Industrial Revolution. The town is well served with a broad range of shops, supermarkets, restaurants, a ten-pin bowling alley, swimming pool, football club, cinema, theatre and three churches. Other amenities within the town include the Queen Elizabeth Hospital, primary schools, three secondary schools, a college and a library. The town hosts weekly markets and numerous events throughout the year. King's Lynn is connected to the nearby cities of Norwich and Peterborough via the A47 and to Cambridge via the A10. The mainline rail service offers trains to London King's Cross London via Cambridge every half an hour.

## How Far Is It To?

The popular seaside resort of Hunstanton is only 20 miles away and the North Norfolk coast is within easy access. The Royal Estate of Sandringham is just 12 miles away. The cathedral city of Norwich lies approximately 46 miles to the south east with a broad range of amenities, including an airport with national and international flights via Schiphol.

## Directions

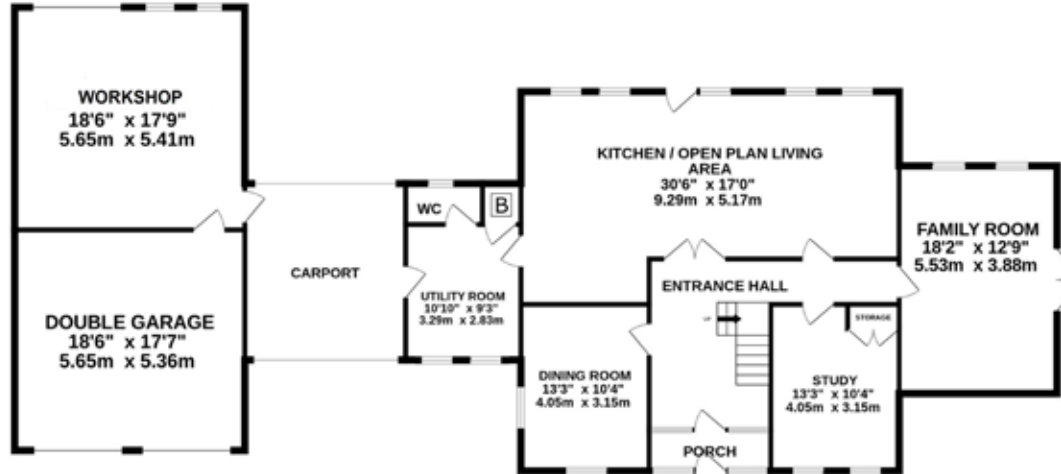
Leave our Fakenham office on the A148 road passing through the villages of East Rudham, Harpley and Hillingdon. At the Knights Hill roundabout take the 1st exit onto Queen Elizabeth Way/A149. Follow the A149 to the Hardwick roundabout and take the 1st exit onto the A47 slip road to Norwich/Swaffham/Wisbech/Sleaford/A17. At Constitution Hill roundabout take the 2nd exit to A47. At Pullover roundabout take the 2nd exit onto A17. Keep right to continue towards Station Road and follow the road down and take the right hand turning to Kenwick Hall Gardens.

## Services, District Council and Tenure

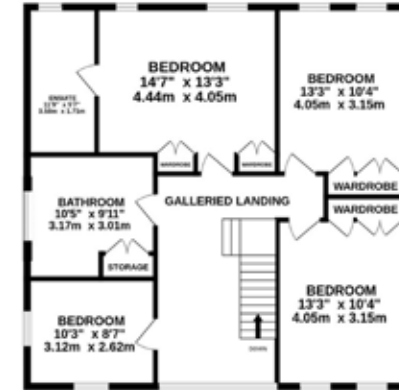
Oil Central Heating, Mains Water, Mains Drainage  
Broadband Available - please see [www.openreach.com/fibre-checker](http://www.openreach.com/fibre-checker)  
Mobile Phone Reception - varies depending on network provider  
Please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)  
Kings Lynn and West Norfolk District Council - Council Tax Band F  
Freehold



GROUND FLOOR  
2119 sq.ft. (196.9 sq.m.) approx.



1ST FLOOR  
921 sq.ft. (85.6 sq.m.) approx.



TOTAL FLOOR AREA : 3041 sq.ft. (282.5 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lowest running costs	A (92-100)		
B (81-91)			
C (69-80)			
D (55-68)		59	74
E (39-54)			
F (21-38)			
Not energy efficient - highest running costs	G (1-20)		

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Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.









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