



14 Emorsgate
Terrington St. Clement | Norfolk | PE34 4NY

FINE & COUNTRY

BEAUTIFUL RURAL HAVEN



Set amidst sweeping open fields, this enchanting period property in Terrington St Clement stands on a plot 1.8 acres and offers generous living space, original features and expansive gardens.

Perfect for those seeking tranquillity with everyday conveniences close at hand.

With its versatile layout, stables, outbuildings and paddock, this home presents an exceptional lifestyle opportunity in a thriving West Norfolk village.



KEY FEATURES

- An Attractive Semi-Detached Period Home enjoying Open Field Views
- Four Spacious Bedrooms and a Family Bathroom
- Master Bedroom benefits from a Walk-In Wardrobe and an En-Suite
- Very Large Open Plan Dual Aspect Kitchen and Family Living Room overlooking the Gardens
- Two Further Reception Rooms include Dining Room and Sitting Room with Wood Burner
- Utility Room & Ground Floor WC offering Practical Family Living
- Double Garage with Cloakroom and Newly Built Stables
- Expansive Front & Rear Gardens, Paddock & Private Entertaining Space
- Shingled Drive with Ample Parking
- Village Location near Schools, Shops, Pubs & Community Sports Field
- The Accommodation extends to 1,609sq.ft
- EPC: NEW EPC REQUIRED AS EXPIRED

This property represents a rare chance to acquire a substantial home with scope for equestrian or recreational use, in a peaceful yet well-connected Norfolk setting.

The Background

"The stunning views, the country yet modern feel throughout the property," the owners explained when asked what first drew them to the property. The house dates back to the late 19th century, with later high-quality extensions enhancing the original build. During previous works, a unique discovery - pots and ovens set within the original walls - was made, which are now displayed in the Norwich museum. The site also has links to local horticultural history, as owners remarked that "A local gentleman started a business growing flowers on the field, now known as Mr Seeds, and his seed business is still ongoing today".

The Perfect Home

On entering, you are welcomed into a spacious, light-filled open-plan kitchen and living room with attractive views across the surrounding grounds. This central living space is characterful yet practical, ideal for family gatherings or entertaining friends. There is direct access to the garden through French doors and adjacent to the kitchen is a utility area, with a ground floor cloakroom. To the front of the property are two elegant reception rooms set for formal dining and comfortable relaxation, both bright with period detail and generous windows overlooking the gardens. Heading upstairs, a central landing leads to four bedrooms. The principal bedroom benefits from an en suite shower, while three further bedrooms are served by a family bathroom, providing flexible accommodation for families or guests.





KEY FEATURES

Improvement & Refinements

Since acquiring the property in 2015, the owners have enhanced the outdoor environment with new perimeter fencing, a patio area with veranda for sheltered outdoor living, and the construction of two large stables, ideal for those with equestrian or hobby interests. These improvements complement the home's versatile layout while creating secure, attractive outdoor spaces for family life, pets or entertaining.

So Much To Offer

With open field views and light streaming in from all sides, this home is defined by its sense of space and peace. This, combined with the home's flexible accommodation and unique history, sets it apart locally. The owners commented on how welcoming the property is: "It instantly feels like home".

Favourite Spaces

"Our most favoured room is the open plan kitchen area where we can celebrate special family occasions with enough space to accommodate everyone!" the owners said. This heart-of-the-home space has been designed to bring everyone together for meals, celebrations and everyday living.

The Outside

The grounds surround the property with large lawned gardens to the front and side, a private paddock suitable for equestrian use, and a versatile paved patio perfect for entertaining in warmer months. The driveway leads to a double garage and new stable block, with ample parking for vehicles. Also present is a private, fenced-in garden area, "Which cannot be seen from passers-by making this the perfect entertaining space," the owners reflected.

On Leaving

"The thing we will miss the most is the garden and the untouched views along with our favourite visitor Herman the squirrel who collects food from the front garden every morning and takes it back to the hedge," the owners reflected – a testament to the property's peaceful connection with its natural setting.











You + Me = Us























INFORMATION



On The Doorstep

A thriving West Norfolk village, Terrington St Clement offers everyday essentials including primary and secondary schools, shops, two welcoming pubs, a post office, a doctor's surgery and a well-used village sports field. The area is richly served by local footpaths, and the broader region includes the village's historic church, Snettisham and Hunstanton beaches, and the Sandringham Estate. "The thing we love the most about the area is that everything you need is within walking distance, from the supermarket, vets, pub or doctors, whilst still being able to enjoy the peace and quiet of the countryside," the owners commented.

How Far Is It To?

The property is approximately 8 miles from King's Lynn town centre and mainline rail station, which provides an hourly service to Ely, Cambridge, and London. The North Norfolk Coast, including sought-after destinations such as Hunstanton and Snettisham, is 35 minutes by car, while the Sandringham Estate can be reached in about 20 minutes. Norwich is just over an hour's drive, and day-to-day facilities such as shops, schools, and clubs are found within the village. The location is well connected by the A47 and A149, making regional travel straightforward.

Directions

From the centre of King's Lynn, take the A17 westbound towards Sutton Bridge, following signs for Terrington St Clement. At the signpost indicating Terrington St Clement to the right, leave the A17 and turn into Station Road. Once in the village, take a left turn into Sutton Road and continue until Pope's Lane branches to the right. Follow this into Emorsgate, and the property will be found on the right before the turning into Beacon Hill Lane, clearly identified by a Fine & Country For Sale board.

Services, District Council and Tenure

Oil-Fired Central Heating, Mains Water

Private Drainage via Treatment Plant

Broadband Available - please see www.openreach.com/fibre-checker

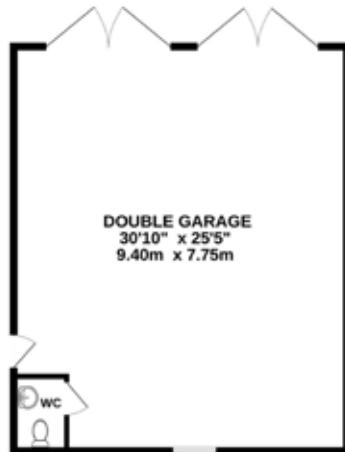
Mobile Phone Reception - varies depending on network provider

Please see www.checker.ofcom.org.uk

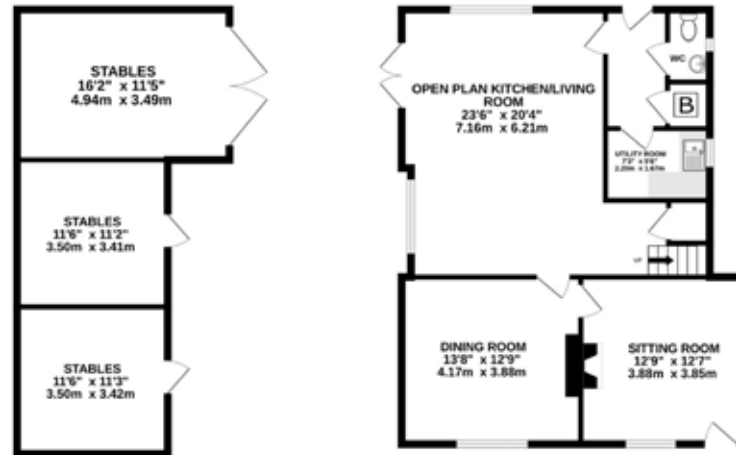
King's Lynn & West Norfolk District Council - Council Tax Band: C

Freehold

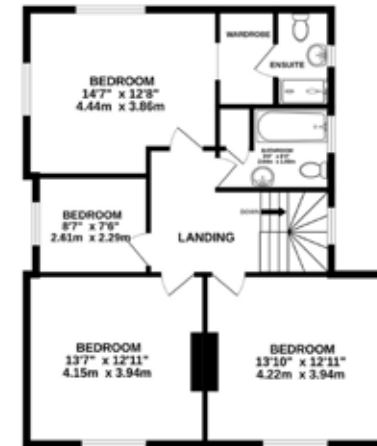
BASEMENT
0 sq.ft. (0.0 sq.m.) approx.



GROUND FLOOR
798 sq.ft. (74.2 sq.m.) approx.



1ST FLOOR
811 sq.ft. (75.4 sq.m.) approx.



OUTBUILDINGS SQ.M NOT INCLUDED IN OVERALL FLOOR PLAN

TOTAL FLOOR AREA : 1609 sq.ft. (149.5 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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Your Energy Performance Certificate (EPC) has Expired and you will require a new one in order to market your property.

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.



FINE & COUNTRY

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Fine & Country Foundation, charity no. 1160989

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