



NEW COMMON MARSH  
TERRINGTON ST CLEMENT PE34 4JW

**BROWN & CO**



## NEW COMMON MARSH, TERRINGTON ST CLEMENT PE34 4JW

Substantial Farmhouse Circa 245m<sup>2</sup>  
Five Bedrooms, Three Bath/Shower Rooms  
Four Reception Rooms  
Stunning Rural Position with Far-reaching Views over Farmland  
Period Barn in Grounds, Circa 113m<sup>2</sup>  
Spacious Open Plan Living  
Must be Viewed to Fully Appreciate  
Mainline Station to Ely, Cambridge and London Approx 7 miles



### INTRODUCTION

Brown&Co offers a substantial, five bedroom, detached dwelling with period barn in rural location near Terrington St Clement, a very well appointed village approximately 6 miles from the town of King's Lynn (mainline station to Ely, Cambs and London).

### LOCATION

Terrington St Clement is a popular and very well appointed village approximately 6 miles from the town of King's Lynn. The superb array of local amenities in the village is nothing short of astounding; these include a Co-op supermarket, public house, junior and secondary schools, bakery, barber, butcher, surgery, hardware shop, podiatrist, takeaways, fuel station, post office and newsagent with newspaper deliveries! Nearby, King's Lynn has many of the high street stores one would expect from a large town and also benefits from a mainline train station to Ely, Cambridge and London.

### OUTSIDE

The property is located just north of the village and enjoys a spectacular rural position being entirely surrounded by farmland and having far reaching rural views from the first floor. There is off street parking and garden laid with lawn, patio, vegetable beds and trees. The garden boundaries are set with mature hedging,

overall the plot is approximately 0.35 acres.

### INSIDE

The house is substantial in size having been largely extended in 2008. Overall the property now offers approximately 245m<sup>2</sup> over two floors and has a superb, spacious layout. The ground floor is particularly well designed with two original reception rooms, the sitting room and snug, both having wood burning stoves. The extension runs along the back of the house and links the rooms via an amazing open plan living area with family room, dining area and kitchen breakfast room which is an impressive 50m<sup>2</sup>. Here there is a fitted kitchen, island unit with seating and large folding doors to the rear patio. There is a further reception room which has been used as a study, playroom and gym by the owners over the years. Lastly, a utility room and shower room complete the ground floor. Upstairs there are five double bedrooms and family bathroom; the master bedroom is a clever arrangement which could incorporate another bedroom currently used as a playroom to make a very large master suite with snug area, dressing room and en-suite.

### BARN

The property has the significant benefit of a large (approximately 113m<sup>2</sup>) period barn in the grounds which is currently used as

storage and gym but, clearly has further potential use in the form of ancillary accommodation or office, subject to relevant planning consents. Also, attached to the barn is a three bay cart shed used as further storage and covered outdoor dining area and bbq area.

### SERVICES

Mains electric, water, private drainage, oil central heating. The property is accessed via a farm track which is well maintained. Barn with power and water.

### VIEWING PROCEDURE

Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01553 770771/kingslynn@brown-co.com

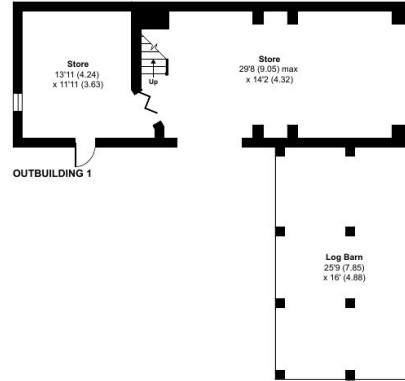
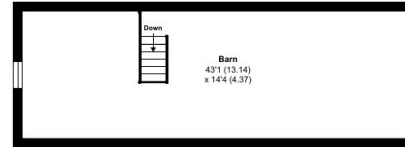
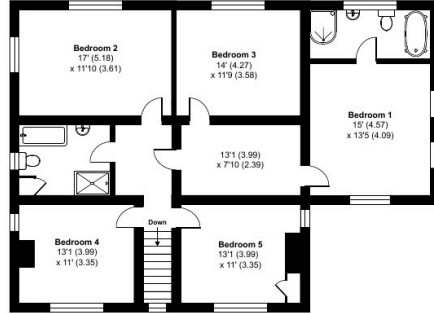
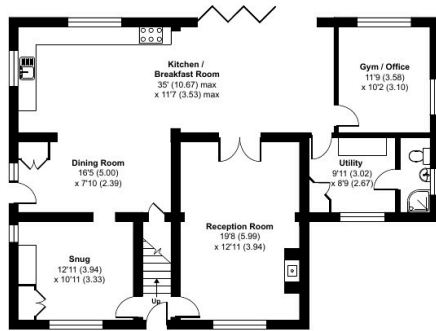
### BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer Brown&Co are required to verify the identity of the buyer to comply with the requirements of The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulation 2017. Further, when a property is for sale by tender an I.D check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

# New Common Marsh, Terrington St. Clement, King's Lynn, PE34



Approximate Area = 2646 sq ft / 245.8 sq m  
 Outbuildings = 1222 sq ft / 113.5 sq m  
 Total = 3868 sq ft / 359.3 sq m  
 For identification only - Not to scale



**RICS Certified Property Measurer** Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Brown & Co. REF: 981129

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