



School Road

Terrington St. John PE14 7SQ

BROWN & CO



School Road, Terrington St. John PE14 7SQ

Substantial Detached Dwelling
Self-Contained Annexe
Triple Garage
Office/Studio
Four Double Bedrooms
Stunning Gardens
Farmland Views to Front & Rear
Village Location
Mainline Station Very Accessible



INTRODUCTION

Brown & Co offers a substantial, 320 sqm, detached dwelling, self-contained annexe and triple garage with stunning gardens of approximately 1.29 acres in Terrington St. John, a Norfolk village between King's Lynn and Wisbech approximately 6 miles from Watlington mainline station (Ely, Cambridge and London).

LOCATION

Terrington St. John, situated approximately eight miles from both market towns of King's Lynn and Wisbech, offers a rural lifestyle with convenient access to urban amenities. The village boasts essential services such as the Church of St John, a primary school, a modern doctors surgery, pharmacy, a village shop, fish and chip shop, petrol station and the welcoming atmosphere of both The Barn Restaurant and The Woolpack public house. With excellent bus connections to King's Lynn and Peterborough, residents enjoy easy access to direct rail links to Ely, Cambridge and London King's Cross, from Watlington Station just 6 miles away.

INSIDE

The house is a substantial 320 sqm/3,452 sqft, approximately, in size and is arranged over two floors. The property has a long history in the village being a former inn, or 'Jug House' situated between the settlements of the Walpole villages and the Great

River Ouse. The property is presented in exceptional order having been superbly maintained by the owners who have enjoyed a wonderful time at Wrydecroft for nearly 25 years. Inside, the property comprises two living areas, the main house and a separate area of ground floor rooms which provide self-contained accommodation. The main house has a sitting room, with multi-fuel-stove set on York stone, a dining room, family room which is open-plan to the breakfast room and kitchen, garden room, downstairs wc, reception hall and utility room. To the first floor there are four double bedrooms, the master having an en-suite and a family bathroom with a bath with overhead shower all arranged from a gallery landing. Accessed via the garden room is the separate area of ground floor rooms which are incorporated into the main house but are arranged to provide completely self-contained accommodation should one require it. This makes for superb guest or family accommodation or as a potential holiday let. This comprises lounge with outside access, two bedrooms, fitted kitchen and shower room.

OUTSIDE

The property is set on a plot with fine landscaped gardens surrounding the property and farmland to the front and rear. Inspection of the grounds is essential when viewing to gain a full appreciation of the setting and seasonal changes which the clients

get to enjoy. Briefly, they comprise: lawn to the front of the property, large parking area with access to the triple garage and a woodshed/garden store, wall and gate to rear garden, a large West facing patio and landscaped garden extending to the rear with various planting, trees and features including a domestic garden and fruit trees. Also within the garden is a converted outbuilding which is used as an office/studio but would make an excellent home gym or similar.

SERVICES

Mains electric, and water, drainage via septic tank with fitted filtration and oil central heating. None of these services or appliances have been tested by the agent.

AGENT'S NOTE

Please note that the strip of land visible in the aerial photographs, adjacent to the property (to the north), is not part of the property's ownership.

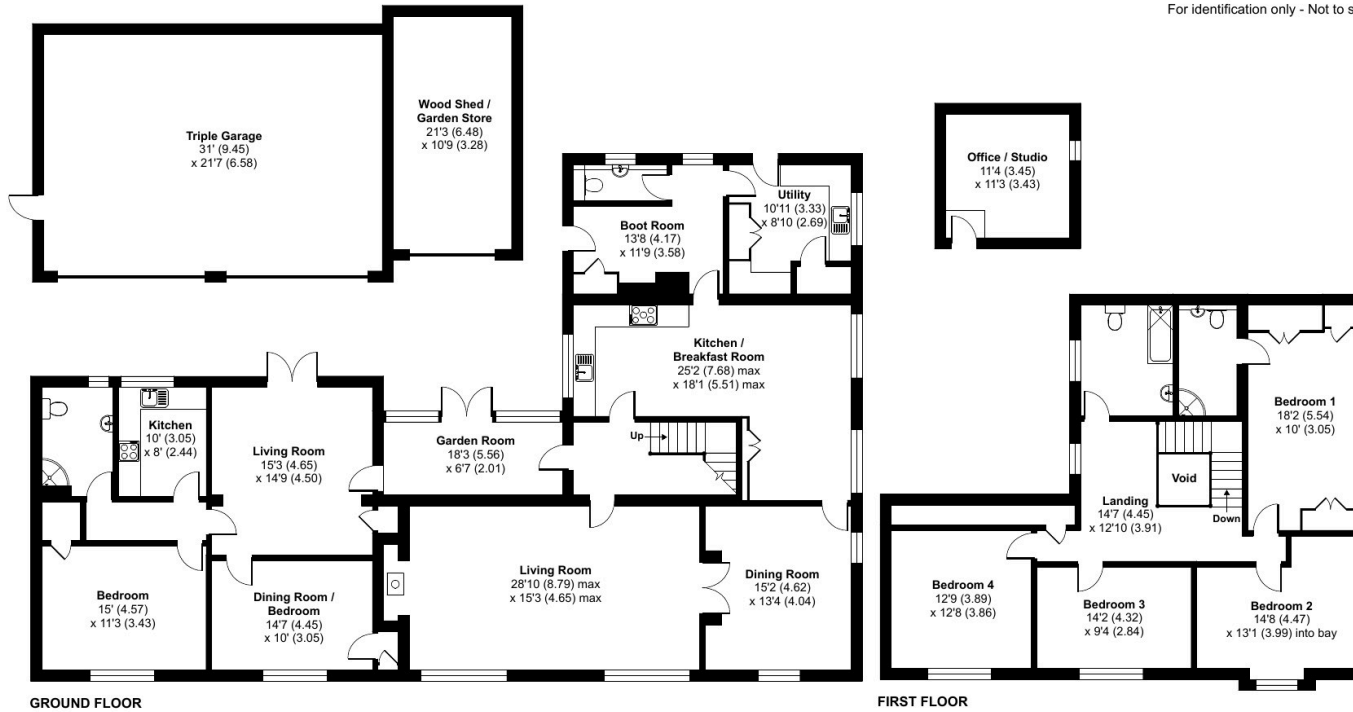
VIEWING PROCEDURE

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

School Road, PE14

Approximate Area = 3452 sq ft / 320.7 sq m (excludes void)
 Garage / Wood Shed = 922 sq ft / 85.6 sq m
 Outbuilding = 128 sq ft / 11.9 sq m
 Total = 4502 sq ft / 418.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Brown & Co. REF: 1106775

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