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THE STORY OF  
**Tower House**

*Terrington St. Clement, Norfolk*

**SOWERBYS**



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# Tower House

Terrington St. Clement, Norfolk  
PE34 4LG

Believed to Date Back to 1657

Grade II Listed Family Home

Tower to The Rear, Providing Elevated  
Views Over Far Reaching Fields

Original Sash Windows and Shutters

Garden Room

Four Double Bedrooms

Walk-Through Dressing Room

Sweeping Driveway

Gardens and Barns

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“Believed to date back to 1657 this Grade II listed family home is thought to have ties with the local Bentinck family, who served under Lord Nelson.”

Perhaps the most distinguishable feature of this period property is the tower to rear, providing elevated views over far reaching fields. Tower House is now being offered for sale with no onward chain and offers an abundance of character, space, and a significant local historic interest.

The current owners moved here from London, looking to escape the hustle and bustle. Along the way, they bought the property back to life, making subtle changes to enhance the properties

heritage. They have even had plans drawn to open up the kitchen into the barn next door, therefore providing plenty of potential here for someone new to make this their forever home.

“... Offers an abundance of character, space and a significant local historic interest.”







The kitchen/breakfast room features a walk-in pantry/utility room and has been the hub of this charming property.

This shaker style kitchen has been beautifully appointed to complement the charm and character of this lovely home.

The easy access to the garden has been a treat as the current owners love their outside space.

The log burner is set just nicely to take the chill off, whilst dinner is underway. The dual aspect windows make sure to keep this room bathed in natural light.

For those who would like their own space the two beautifully appointed reception rooms are located to the front of the property.

“The easy access to the garden has been a treat as the current owners love their outside space.”

Original sash windows, shutters and log burners are just a couple of elements that enhance the character this wonderful property offers.





“The sleeping quarters are a delight and provide the same level of comfort and space as the reception rooms below”.



With four double bedrooms, a walk-through dressing room and a recently modernised bathroom plus access to the tower room which provides some breath-taking views – one will easily fall in love with this property as soon as they step foot inside.





“The outside space is as delightful as the property itself.”

A sweeping driveway via a five-bar gate leading to the property and barns provides all the security that one might look for.

There is ample space to park several vehicles too. For those who love their gardening, this will be a bit of heaven.

The new garden room is superb whilst the mature and established garden with splendid views to rear will offer something for everyone.







Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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ALL THE REASONS



# Terrington St. Clement

IS THE PLACE TO CALL HOME



Claimed to be the largest village in the county, the area backs onto the marshland of West Norfolk, where King

John's crown jewels were said to be lost back in 1216.

Today the community comes together to make the most of the 14th century church, a primary and secondary school and everyday conveniences.

Terrington St Clement is 4.4 miles west of King's Lynn. This village has various shops, two doctors' surgeries, two pubs and two excellent schools.

The huge church of St Clement is known as the Cathedral of the Fens. There is a half-hourly bus service to King's Lynn which has a good range of shops and superstores.

The town has activities from ten pin bowling to restaurants and a cinema. There is a direct rail link to London King's Cross -approx. 1 hr 40 mins. For the golfer there are courses at King's Lynn, Middleton Tydd St Giles and slightly further away are the challenging links courses of Hunstanton and the Royal West Norfolk at Brancaster.



*Note from the Valuer*



Terrington St. Clement, The Wash

“The ideal country village with amenities on your door step and close by railway links connecting you to London.”



**SERVICES CONNECTED**

Mains electricity, water and septic tank drainage.  
Oil fired central heating.

**COUNCIL TAX**

Band F.

**ENERGY EFFICIENCY RATING**

An Energy Performance Certificate is not required for this property due to it being Grade II listed.

**TENURE**

Freehold.

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# SOWERBYS



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