



THE STORY OF

May Tree Cottage

Terrington St Clement, Norfolk

SOWERBYS

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May Tree Cottage

Grange Road, Terrington St. Clement,
Norfolk, PE34 4HQ



Semi-Detached Cottage

Rural Setting

Kitchen/Breakfast Room

Open Plan Sitting Room and Dining Area

Feature Log-Burner

Separate Sun Room with Easy Access to the Kitchen

Ground Floor Shower Room

Two Double Bedrooms on First Floor

Beautifully Landscaped Garden

Single Garage and Off Road Parking



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“We have loved the rural position as well as how quiet and peaceful it is here.”

May Tree Cottage has undergone significant transformations in recent years, as our sellers poured their hearts into creating a warm and inviting home, just waiting for its next inhabitants to move right in.

For those seeking a quaint cottage with minimal neighbours, this location is ideal. Upon entering the property, one is greeted with abundant natural light and breathtaking views of endless fields from every window, instilling an immediate sense of tranquillity.

The kitchen/breakfast room, with its seamless connection to the sun room, has become the focal point of the home.

The sitting room exudes a cosy environment, attributed perhaps to the allure of the log-burner or the serene views, making it the perfect space for unwinding after a long day.

On the ground floor, you'll also find a separate dining room and a convenient main shower room, not to mention the indispensable utility room.





Ascending to the upper level, the landing grants access to two generously sized bedrooms. Previously, the first floor boasted three bedrooms, including two petite singles. However, our sellers decided two larger bedrooms would better suit them and reconfigured the first floor.



Outside, the makeover extends to the driveway leading to the single garage, as well as the meticulously landscaped front and rear gardens. Pristine lawns, inviting sitting areas designed to maximise the stunning scenery, and meticulously tended flower beds and mature shrubs all contribute to the allure of the outdoor space.

Presented to an exceptional standard, this charming cottage is poised to welcome its new owners with open arms.





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. The village has various shops, two doctors' surgeries, two pubs, two excellent schools - one primary and one secondary, and the church of St Clement, which is known as the Cathedral of the Fens.

There is a half-hourly bus service to the historic market town of King's Lynn, which is approximately five miles away and has a good range of shops and superstores. For

the keen-golfers 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.

With Cambridge, Peterborough and Norwich all within an hour's drive and a direct rail line into London King's Cross arriving in the capital in just 1 hour 40 minutes, King's Lynn continues to attract a growing number of professionals seeking an easy commuter route. It's easy to see the appeal of this central location with a clutch of high street retailers and independent restaurants in the town's Vancouver Centre. The Majestic Cinema and King's Lynn Alive Corn Exchange are the place to catch a film or show, or check out what's on at St George's Guildhall, the UK's largest surviving medieval guildhall, today a vibrant arts centre.



Note from the Vendor



“We would describe our home as a beautiful cottage.”

THE VENDOR



SERVICES CONNECTED

Mains water and electricity. Drainage via septic tank. Oil fired central heating.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

E. Ref:- 0330-2483-9030-2199-6881

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above.

Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

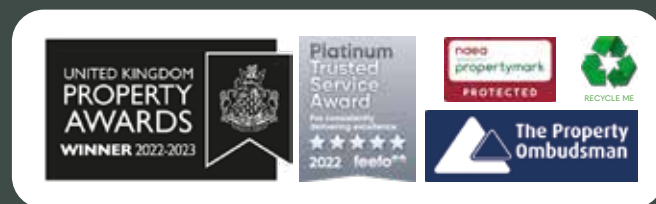
Freehold.

LOCATION

What3words: ///link.pink.drawn

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SOWERBYS



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