



THE STORY OF

Coastguard Cottage

Terrington St. Clement, Norfolk

SOWERBYS



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Coastguard Cottage

Ongar Hill, Terrington St. Clement,
Norfolk, PE34 4JF



Open Plan Sitting and Dining Room
with a Cosy Log-Burner

Beautifully Appointed Farm House Style Kitchen

Separate Snug and Study

Three Bathrooms with One located on the Ground Floor

Five Double Bedrooms and One Single Bedroom

One Acre Plot

Peaceful and Quiet Location

Superb Views and Plenty of Wildlife



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“We would describe our home as picturesque, spacious and quiet.”

Since acquiring the initial cottage in 2014 and subsequently expanding to incorporate the neighbouring property, this charming abode, now known as Coastguard Cottages, has been transformed into a spacious family home ready to move right in. Meticulously updated inside and out, the seamless integration of the two cottages showcases a stunning finish both inside and out.

Originally serving as residences for coastguards, these cottages have evolved into a single, picturesque family dwelling. Offering privacy without close neighbours, this property epitomises tranquillity and seclusion from the moment you enter the driveway, which has been recently refurbished to exude a sense of grandeur.

The heart of this home lies within its open-plan sitting room and dining area, where family gatherings and welcoming guests are effortlessly accommodated. Whether it's the cool ambiance during summer or the cosy warmth provided by the lit log-burner in winter, this space caters to all seasons.

The newly designed farmhouse-style kitchen complements the cottage's aesthetic, featuring solid oak worktops that enhance its rustic charm. Ample space is available for culinary enthusiasts to indulge in their passion.

For those seeking a quiet space, the separate study and snug offer exactly that. Completing the ground floor is the sixth bedroom, a spacious utility room, and a convenient ground floor bathroom.





Ascending to the upper level, a landing provides access to four double bedrooms, one single bedroom and two bathrooms, each adorned with tasteful decor and offering picturesque views of the surrounding fields.



Outside, the property boasts a well-maintained landscape, including a newly installed in-and-out driveway and a sprawling lawn perfect for outdoor activities. Additionally, there is ample space to cultivate a personal allotment. With previous use as a kennels business, the property presents boundless potential for various endeavours.

Offering not just a beautiful home but also a stunning location with endless possibilities, this property awaits its next fortunate owner to turn it into their forever home.





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.



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 have loved the views from the back garden, the abundance of wildlife and sitting out on the patio in the summer."

THE VENDOR



SERVICES CONNECTED

Mains water and electricity. Oil fired central heating. Drainage via cesspit.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

E. Ref:- 9350-2854-2300-2527-7161

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: ///shin.surfacing.spared

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