



THE STORY OF

East View Farm

Clenchwarton, Norfolk

SOWERBYS



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East View Farm

Church Road, Clenchwarton,
Norfolk, PE34 4EA

An Extensively Refurbished,
Exceptional Country Home

Elegant Interior Design

Spacious Grounds of Nearing 2.5 Acres (STMS)

Open-Plan Kitchen/Dining/Living
Area with French Critall Style Doors
Opening to the South-Facing Terrace

Two Separate Sitting Rooms with Log Burners

Boot Room and Utility Room

Four Well-Proportioned Bedrooms
with En-Suite to Principal

Further Mezzanine Bedroom with
En-Suite Shower Room

Collection of Outbuildings Including a Home
Office/Lounge Suite and a Garage/Workshop

Cart Lodge with Parking for up to Five Vehicles

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East View Farm is an exceptional country home which has been transformed through an extensive and meticulous refurbishment, creating a striking fusion of contemporary design and rustic charm. Set within just under two and a half acres of beautifully landscaped gardens (STMS), this is a property which offers both a luxurious lifestyle and an abundance of space, inside and out.

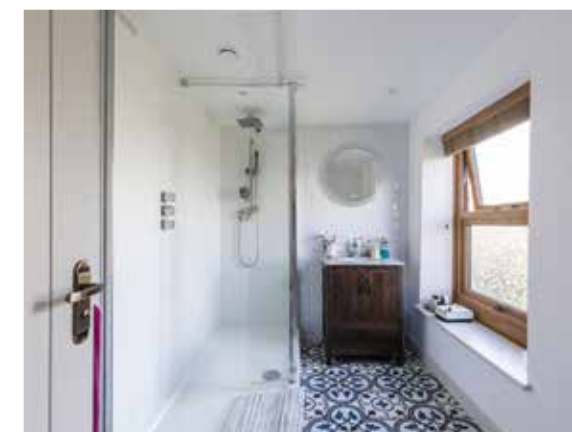
The heart of the home is the sensational open-plan kitchen, dining, and living area—a beautifully designed space with a vaulted ceiling at one end, a log burner for warmth and atmosphere, and french critall style doors which open onto the sun-soaked south-facing terrace. Exposed brickwork, natural materials, and carefully chosen finishes give this space an effortless blend of country elegance and modern style, making it as suited to entertaining as it is to everyday family life.

Two further sitting rooms provide versatility, both featuring characterful fireplaces with log burners, creating inviting spaces to retreat to in the cooler months. The generous entrance hall sets a grand tone for the home, while a practical boot room and utility ensure functionality matches style.



The house blends the older traditional part with the new, modern, south-facing barn conversion.





The first floor is home to four well-proportioned double bedrooms, each offering a sense of calm and comfort. The principal suite benefits from its own en-suite shower room, while the remaining bedrooms are served by a beautifully appointed family bathroom, complete with a separate bath and shower.

A mezzanine bedroom, accessed via a statement black steel staircase, adds an additional layer of flexibility to the home, featuring its own free-standing bath and en-suite shower room—an indulgent private retreat.

Outside, the gardens have been designed with the same attention to detail as the interior, offering a mix of structured planting, open lawn, and carefully positioned seating areas that make the most of the surrounding views. A collection of outbuildings, including cart lodge covered parking for up to five vehicles, single garage/workshop, and an impressive home office/lounge suite, create a wealth of possibilities—whether for work, hobbies or entertaining.

East View Farm is a home which has been crafted to an exemplary standard, balancing contemporary flair with the warmth and character of its farmhouse origins. With its beautifully curated interiors, stunning outdoor spaces, and a setting that offers both privacy and accessibility, this is a truly remarkable home.



The view of the garden is substantial and the trees are beautiful all year round.





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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Clenchwarton

A RURAL VILLAGE WITH A THRIVING COMMUNITY

Clenchwarton is a thriving Norfolk village located in the fens, just a few miles from King's Lynn. The village boasts good bus links to the town and offers various clubs and organizations, along with amenities such as a post office, general store, two public houses, a children's play area, playing field, and a good primary school.

King's Lynn, situated on the banks of the River Ouse, has been a hub of trade and industry since the Middle Ages. Its rich history is reflected in the many beautiful buildings that still grace the historic quarter. During the 14th century, King's Lynn was England's most important port, under the dominance of the Hanseatic League. While its significance as a port waned due to the growth of London, ship-building and fishing emerged as prominent industries. True's Yard Museum documents the latter. The town is also home to more than 400 listed buildings, including the well-preserved Hanse House and Marriott's Warehouse, King's Lynn Minster, and Custom House, all of which have featured in numerous period dramas.

Conveniently located, King's Lynn is within an hour's drive from Cambridge, Peterborough, and Norwich, and boasts a direct railway line to London King's Cross, reaching the capital in just 1 hour and 40 minutes. This has made it an attractive option for professionals seeking an easy commuter route. The town's Vancouver Centre hosts a variety of high street retailers and independent restaurants. Additionally, entertainment options include the Majestic Cinema, King's Lynn Alive Corn Exchange, and St George's Guildhall, the UK's largest surviving medieval guildhall, now a vibrant arts centre.



Note from the Vendor



East View Farm

“Moving here gave us much more privacy and space for both us and the dogs.”



SERVICES CONNECTED

Mains water and electricity. Heating via oil fired central heating and log burners. Private drainage.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

D. Ref:- 0330-2994-9470-2305-8731

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: ///escape.spaces.dragon

AGENT'S NOTE

The property benefits from access via two private drives. A single neighbouring property to the west has a right-of-way over the section of driveway leading from Church Road.

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SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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