



THE STORY OF

1 Long Road

Terrington St Clement, Norfolk

SOWERBYS



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PE34 4JL

Spacious Family Home with
Flexible Accommodation

Three First-Floor Bedrooms and Large Bathroom

Converted Attic Room on Second Floor

Integrated Self-Contained Annexe
with Two Double Bedrooms

Annexe Includes Private Entrance
and French Doors to the Garden

South-Facing Garden, Ideal for
Entertaining and Relaxation

Double Garage, Home Office
and Garden Workshop

Quiet Edge-of-Village Location with Open
Views and Strong Community Spirit

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Set on the edge of this sought-after village, 1 Long Road is a truly versatile home offering over 2,480 sq. ft. of beautifully maintained living space. Thoughtfully renovated by its current owners, this property blends countryside peace with everyday convenience - and a rare opportunity for multi-generational living.

Beyond the generous driveway and double garage lies a home filled with light, warmth, and possibility. The main residence welcomes you into a flowing layout, where a bright kitchen/snug forms the social heart, complete with a large breakfast bar and views onto the garden. A spacious sitting room provides a more formal retreat, while french doors invite in the southern sun. In addition to a spacious bay fronted dining room. Upstairs, the first floor hosts three well-sized bedrooms and a large family bathroom, all designed with comfort in mind. On the second floor, a converted attic room adds further flexibility - whether you envision a home office, creative space, or guest room.

What truly sets this home apart is the spacious, self-contained annexe – cleverly integrated into the main home, yet offering its own entrance and french doors to the garden. Featuring two generous double bedrooms, a contemporary kitchen, stylish bathroom, and bright lounge, the annexe is ideal for elderly relatives, guests, or independent family members - offering privacy without separation.

The garden wraps around the home and enjoys a south-facing aspect, perfect for morning coffee on the patio or summer evenings with the doors thrown open. A double garage, home office, and garden store/workshop add further value for those needing space for hobbies, working from home, or additional storage.

Just moments from amenities and only 10 minutes from Samuel's Farm Shop & Butchers, this home is not just about space - it's about lifestyle. Whether you're enjoying one of the local community events or simply soaking up the peace of your own garden, life here moves at just the right pace.



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.



Terrington St Clement

AN HISTORIC COMMUNITY, HOME
TO THE CATHEDRAL OF THE FENS

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



“...the best of both worlds - field views and local amenities - with a south facing garden...”



SERVICES CONNECTED

Mains electricity and water. Drainage to private treatment plant. Oil fired central heating to main house. LPG fired central heating to the annexe.

COUNCIL TAX

Main Home Band A, Annexe Band A.

ENERGY EFFICIENCY RATING

To be confirmed.

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: ///hits.reefs.character

AGENT'S NOTE

The main house and annexe are separately rated for council tax – each is rated Band A. Our vendors inform us that the annexe currently qualifies for an exemption.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

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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