



Introducing  
Victoria Cottage  
Terrington St. John

**SOWERBYS**

Tucked away at the edge of a charming rural village, this end-of-terrace cottage offers a peaceful retreat from the everyday. Step inside and you'll find a welcoming open-plan kitchen and dining area—perfect for slow mornings or lively dinners with friends—alongside a cosy lounge made for relaxing evenings. Upstairs, there are two comfortable bedrooms and a family bathroom. Outside, enjoy your own private garden space and the convenience of off-road parking. It's the kind of place that feels like home the moment you arrive.

#### **TERRINGTON ST JOHN**

Terrington St John village is situated just off the A47. The village, with its Grade I listed 15th century church and unique four storey Priest's House, offers a doctor's surgery, pharmacy, village pub, shop, restaurant, fish and chip shop and school.

With many country walks along ancient Drovers tracks, stop and listen as the sky fills with the sound of migrating swans and geese.

Further amenities are to be found in the Hanseatic town of King's Lynn, seven miles to the east. After school, evenings are often spent visiting the wonderful Children's Play Area at Sandringham, before picking apples in its orchards or blueberries at King's Lynn.

Picnicking on the sand at Hunstanton and watching the sunset made special as the only west-facing resort on the

east coast. Watlington, 5.3 miles, has an award-winning pub The Angel, and a main line railway station to London King's Cross. The independent Wisbech Grammar School operates a door-to-door minibuss service. With King's Ely some 40 minutes by rail.

#### **AGENTS NOTES**

Electric Heating

Parking for two vehicles

Two detached gardens, accessible over a pedestrian right of way.

Property is served by a septic tank, which is shared with the next-door property. Occupants will be responsible for emptying of this tank, with a shared charge, as and when required.

#### **COUNCIL TAX**

Band A.

#### **ENERGY EFFICIENCY RATING**

C. The reference number or full certificate can be obtained from Sowerbys upon request.

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.

#### **LOCATION**

What3words:///zone.increases.condensed







# 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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