



Orange Farm

Orange Row Road | Terrington St. Clement | King's Lynn | Norfolk | PE34

FINE & COUNTRY

KEY FEATURES



- An Extended, Non-Listed, Period Farmhouse Set in Five Acres
- Five Reception Rooms, Kitchen, Utility, Boot Room and Walk in Pantry
- Master Bedroom with En-Suite Bathroom and Dressing Room
- Four Further Bedrooms, a Bathroom and a Shower Room
- Triple Garage, Ample Off-Road Parking and Various Outbuildings
- A Detached Single-Story Studio (The Bungalow)
- A Barn Conversion with Two Bedrooms and Open Plan Kitchen/ Reception Room
- Gardens and Grounds Extend In Total Approximately 5 Acres (STMS)
- Main House Accommodation Extends to Approximately 4538 sq.ft.
- Annex Barn Extends to Circa 1301 sq.ft., Bungalow is Approx. 579 sq.ft.





With a history dating back to the 18th century and boasting character throughout, Orange Farm is a country retreat offering both rural and village charm. It has been extended and improved over the years and is now offering a flexible living with not less than 5 reception rooms and five bedrooms in the main house, a two-bedroom self-contained annex barn and a detached studio.

The property itself sits within formal gardens. Orange Farm is a two storey Georgian house and fronts onto Orange Row Road and has a multitude of sash windows and Georgian style pillars surrounding the front entrance. The house overlooks the sun terrace and large lawn area with well-established flowerbeds, which includes a variety of shrubs and trees. You enter the property via the rear, which is the main entrance, and walking past the entrance there is a feature wishing well which is a lovely addition to the courtyard area.

You enter the main house through leaded light double doors into the entrance hall which leads into a magnificent wooden panelled reception hall featuring an oak staircase ascending to the first floor and from here you get access to the formal dining room as well as the mahogany panelled library. These two rooms are linked with a cosy TV room and from here you can access the spacious, bright and airy reception room.

The kitchen / breakfast room with its larder, pantry and adjoining utility room and boot room is located at the other end of the house which is accessed from the reception hall through a wooden panelled hallway. Here, you can also find a study overlooking the expansive garden.

Venturing to the first-floor galleried landing via the oak staircase, you will find four double bedrooms - including a spacious master bedroom with its own dressing room and en suite bathroom and a smaller room that is suitable for nursery or dressing room. There is also a separate bathroom

and shower room for added convenience.

Apart from the spacious main house, Orange Farm also features a number of other buildings. A barn conversion provides the perfect accommodation for family members or visitors, featuring a large open plan kitchen/diner/family room, two bedrooms, and a bathroom. The grounds also house a studio/gym and an exceptionally large greenhouse.

The property is entered via wooden electronic gates leading to a sweeping driveway around a lawned area, which in turn leads to a courtyard parking area and the two sets of triple garages. The driveway is lined with well-established lime trees giving a very grand entrance to this property.

To the front of the property there is a large line of lime trees that provide privacy from the surrounding properties. The front of the property has a variety of shrubs and flowerbeds.









ANNEX BARN





The plot in its entirety is approximately 5 acres (subject to measured survey), one of which is made up by the formal gardens which has a variety of different areas. Outside the main entrance, the sun terrace is bordered with a boxed hedge area with a variety of trees and large rose bushes leading onto the summerhouse. This is an octagonal summerhouse with a tiled floor and windows to all eight aspects.

Walking across the sun terrace area and down steps to a grassed area with a variety of large, well-established flowerbeds and small trees. Beyond the boxed hedging areas is a large well-manicured lawn with footpaths leading off to various other parts of the garden.

Orange Farm boasts envious facilities and is located in a popular Norfolk village just six miles from King's Lynn with its mainline railway to London.

Terrington St. Clement has a good selection of facilities and amenities including a supermarket, farm shop, Doctors surgery, vets, bakers, fish and chip shop, traditional hardware store, garage, village hall and two pubs, The King William and The Wildfowler.

The impressive Parish Church dedicated to St Clement. The village is linked to King's Lynn and Spalding by a half-hourly bus service. There are also schools and nurseries with a variety of sport activities in the village such as tennis, cricket, football and bowls.





AGENT'S NOTES

LOCAL AUTHORITY:
King's Lynn and West Norfolk Borough Council

SERVICES:
Mains Electricity and Water
Swptic Tank
Oil Fired Central Heating

Council Tax Band:
Orange Farm - Band: G
Annex Barn - Band: B

Broadband:
Download: 25 Mbps
Upload: 10 Mbps

TENURE: Freehold

Monitored Alarm System
CCTV Cameras
Chain Link Fence Perimeter

AGENT'S NOTE:
The floor plans are for illustration purposes only. All measurements: walls, doors, window fittings and appliances and their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.
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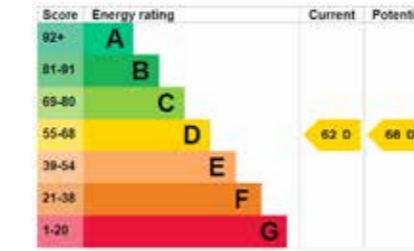
We would also point out that we have not tested any of the appliances and purchasers should make their own enquiries to the relevant authorities regarding the connection of any services.



Orange Farm EPC



Annex Barn EPC



LOCATION



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