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Manor House
Churchgate Way
Terrington St Clement



A STUNNING PERIOD EQUESTRIAN PROPERTY SET IN APPROXIMATELY 13.5 ACRES (STMS) ALONGSIDE THE VILLAGE CHURCH

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Manor House, Churchgate Way, Terrington St Clement, PE34 4LZ

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RECEPTION HALL

With door in from the front aspect, having windows either side, this hall features an impressive stone fireplace with cast iron insert, exposed floorboards, stain glass windows (which are a theme of most of the ground floor accommodation) displaying hand-painted birds, arch recess and picture rail. Doors from this hall lead to the principal reception rooms and it is open into the rear hallway.

SITTING ROOM

This well proportioned has windows to the front aspect, once again featuring hand-painted pictures on stained glass, tiled fireplace and picture rail. A glazed door leads to the Conservatory.

CONSERVATORY

An extremely spacious room with a southerly aspect of uPVC construction with pitched roof. There are windows to three sides and three sets of French doors opening into the garden. Door from the conservatory lead to the Sitting Room and TV room.

DINING ROOM

This lovely formal dining room has stained glass windows to the front aspect once again featuring hand-painted bird picture, exposed brick fireplace, attractive oak beams. Servery opens into the Kitchen.

REAR HALLWAY

With window and door to the rear aspect.

CLOAKROOM

With WC and French antique metal wash stand. A particular feature of this room is the red and black Victorian tiled flooring.

BUTLERS PANTRY

Lovely original feature with storage and display cupboards, once again features the red and black Victorian tiled flooring, another feature are the meat hooks.

TV ROOM

Another lovely reception room with window and door into the Conservatory. This room unusually features an Egyptian style fireplace.

KITCHEN

A 'live-in' kitchen with windows to the rear aspect, a corner brick exposed fireplace houses a wood burning stove. The kitchen is fitted with a range of oak base and matching wall units with granite working surfaces and inset Butler sink. A space for a range-style cooker with hood over, practical Flagstone flooring. Exposed beams. Door with steps down open into a useful walk-in pantry providing wonderful storage with the added feature of game hooks and a door leads into the Great Hall.







GREAT HALL

The Great Hall is a wonderful room with doors to the rear aspect as well as to the front porch, of particular note are the carved oak ceiling beams and once gain this room features a brick fireplace. A door opens to the rear staircase.

STUDY

With windows to side aspect, once again featuring carved oak beams to the ceiling and a Victorian composite marble flooring, we understand this room was formally used as a dairy.



PORCH

A useful porch/boot room with windows and doors to the front aspect providing practical space when coming in from the outside.

FIRST FLOOR LANDING

Split-level landing with stairs up from the main Reception Hall as well as the rear servant's staircase, window to the rear aspect.

BEDROOM ONE

A lovely double aspect room with stained glass windows, pedestal wash hand basin.

BEDROOM TWO

Once again a double aspect room offering open views, having windows with stained glass panels, pedestal wash hand basin.



SEPARATE WC

With WC.

BEDROOM THREE

Window to front aspect offering view along the drive. The window once again having stained glass inserts. Walk-in wardrobe and fitted storage. Feature fireplace.

BATHROOM

A contemporary bathroom with oversized shower in cubicle with central porthole window, hand wash basin and bath.

BEDROOM FOUR

Window to front aspect with stained glass inserts. Feature fireplace and fitted wardrobe.

BATHROOM

Spacious bathroom having bath, corner shower cubicle, bidet, hand wash basin, airing cupboard and further fitted storage.

SEPARATE WC

With WC.

DRESSING ROOM/BEDROOM SEVEN

Window to side aspect. This room is currently used to store laundry.

BEDROOM FIVE

With window to front aspect having stained glass panel, Victorian cast iron fireplace. We understand this would originally have been the Butlers bedroom with Bedroom Six alongside being the servant's quarters.

BEDROOM SIX

With window to front aspect having stained glass insert.

COTTAGE

Door into:

Well fitted kitchen with wall and matching base units, inset sink unit, space for cooker with extractor over.

BATHROOM

Having bath, shower in cubicle, WC and hand wash basin.

BEDROOM

With window to front aspect.

SITTING ROOM

Which could provide further bedroom space, having window to front aspect and fitted wardrobes. There is a storage room with stairs leading up into the games room.





GAMES ROOM

This wonderful games room has windows to two aspects and vaulted beamed ceiling.

EXTERNAL

Manor House stands well back from the road in the village of Terrington St Clement approached over a long drive flanked by gardens to one side and paddock to the left. There is ample parking alongside the driveway for vehicles as well as horseboxes. Gates from the drive open into the stable yard. There are a total of seventeen stables, with the main block having twelve while there are a further stables to the rear. As well as the stabling, outbuildings include a hay store, feed store, barn, storage room and a shoeing



bay.

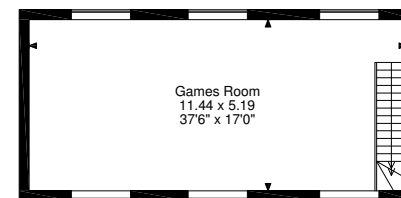
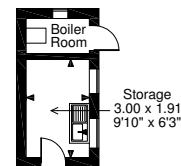
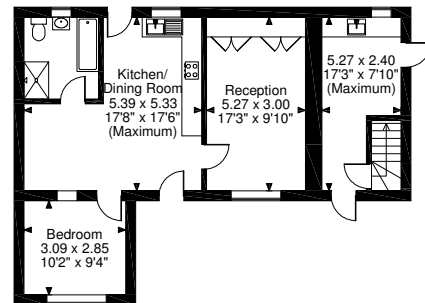
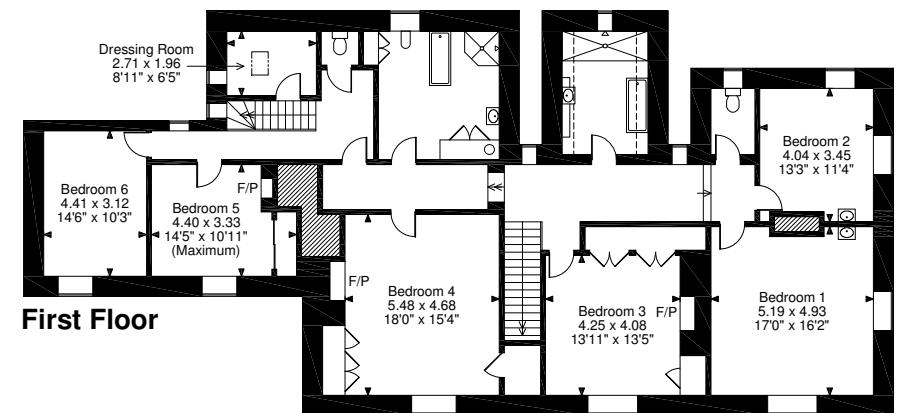
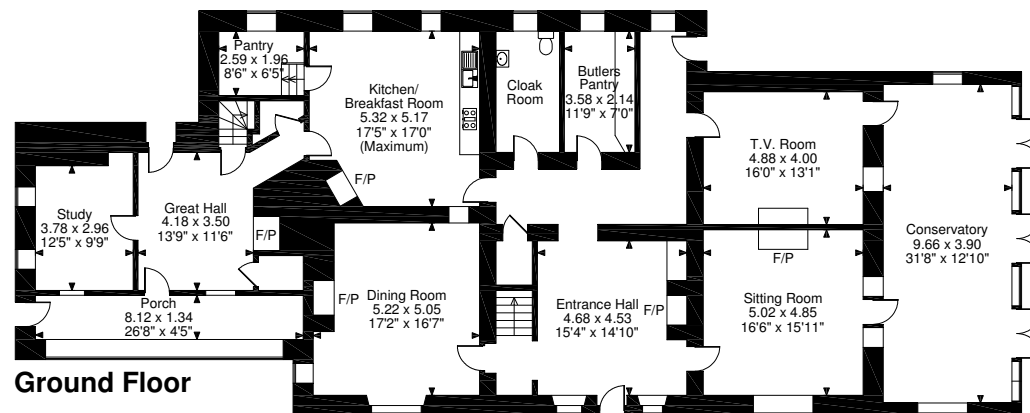
There are a total of seven paddocks extending to approximately 13.5 acres all of which are enclosed by post and rail fencing and have water supply. Additionally, all of the interconnecting five bar gates are twelve foot wide allowing for excellent access. Within the paddocks, there is a sand ménage with a gate from the south paddocks. The paddocks are broadly divided into three areas, with church paddocks which adjoin the church yard, east paddocks which comprise of three fields situated towards the rear of the house and gardens and the south paddocks extend to the south side of the paddock and include a derby bank and ditch. As well as the paddocks, the property has extensive lawned gardens with mature specimen trees to the front aspect and to the rear, a lovely walled and vegetable garden with greenhouse and a variety of fruit trees. The property has wonderful open views offered by this most individual property.

AGENTS NOTE

There are two public footpaths from the church leading to Benns Lane, these currently run between paddocks so cause no interference. Please be aware that the vendor would be prepared to sell Manor House in its gardens away from the land while retaining ownership of the land. Please ask the agent for further information.



Manor House, Churchgate Way, King's Lynn



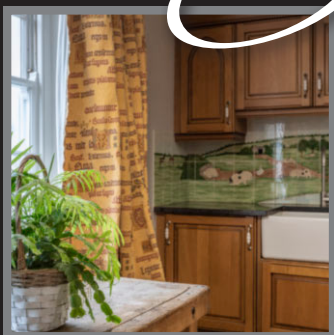
Cottage First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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This exceptional country home offers excellent equestrian facilities within the well served west Norfolk of Terrington St Clement. Understood to date from the 15th century, the property boasts many exemplary features not least the gracious reception rooms providing lovely living accommodation on the ground floor along with a 'live-in' kitchen and impressive 'great hall' with carved oak timbers. The first floor offers up to seven bedrooms with two bathrooms and alongside the house, a cottage with games room over provides a letting income if required. Externally, there are wonderful equestrian facilities with seventeen stables, ménage and approximately 13 acres of paddocks. Viewing is essential to appreciate not only the possibilities provided by the house, the scope and standard of equestrian facilities, but also the setting of this amazing property.

Viewing by appointment with our
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