

# Cruso & Wilkin

**FOR SALE**

**Fern Lea, Churchgate Way**

**Terrington St Clement**



**FREEHOLD**

**Offers in excess of £495,000**

**(Subject to Contract)**

Lynn List: 01553 691691  
ll@crusowilkin.co.uk

The Estate Office, Church Farm, Hillington,  
King's Lynn, Norfolk PE31 6DH

**Description:**

A three bedroom detached house offering ample scope for modernisation. The property offers three reception rooms, kitchen, walk-in larder, three bedrooms together with a boxroom, bathroom, shower room; and garden room.

On site there are several buildings to include a WWI airplane hangar, workshop, two double garages, and a pool room. **Note:** There is no planning permission in place on the buildings.

**Location:**

The property is located in the popular village of Terrington St Clement which is approximately 8 miles from the town of King's Lynn.

The village benefits from local shops, doctors surgery and a school, while King's Lynn offers a range of amenities to include schools, restaurants together with a train line to London King's Cross. (Approximately 90 minutes)

Postcode: PE34 4LZ

What3words:///shuts.alerting.orders

**Directions:**

From King's Lynn town centre head onto London Road, at the roundabout take the third exit onto the A148. At the next roundabout, take the third exit onto the A47. At the Pullover Roundabout, take the second exit onto the A17 follow onto Terrington St Clement, turn right into Station road, right onto Lynn Road, and left onto Churchgate Way. The property can be found on the right just by the Church.

**Tenure & Possession:**

The property is to be sold freehold with the benefit of vacant possession upon completion.

**Terms of Sale:**

The Vendors and their Agent reserve the right to invite best and final offers and/or conduct a private auction within the determined timescale if required.

**Viewing:**

Strictly by prior appointment with the Vendors' Agent, Cruso & Wilkin, Hillington  
Telephone: 01553 691691.

**Health & Safety**

Prospective Purchasers view the properties entirely at their own risk.

**Local Authority:**

Borough Council of King's Lynn & West Norfolk,  
King's Court, Chapel St, King's Lynn PE30 1EX  
Telephone: 01553 616200

**Services:**

The properties are connected to mains electricity and water supplies and drainage is via a cesspit.

**Measurements & Other Information:**

All measurements are approximate.

While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will check the information for me, particularly if contemplating travelling some distance to view.





**Description:**

Door to rear of property leading into:

**Garden Room: 7.07m x 2.61m**

Door leading to:

**Dining Room: 3.79m x 3.76m**

Window to rear, original Aga range cooker, picture rail

**Lounge: 6.85m x 4.35m**

Central fireplace with wood fire surround and inset LPG gas fire, original wood flooring, radiator, two windows to front, understairs storage cupboard, step up to opening to:

**Conservatory: 3.23m x 2.42m****Reception Room: 4.35m x 4.15m**

Original cast iron and tiled fireplace with inset LPG gas fire, radiator, picture rail, window to front, step up to:

**Walk- in Pantry:**

Fitted with wooden cupboards and shelving, original wood and mesh fronted cool larder, tiled flooring, window to rear.

**Kitchen: 3.7m x 3m**

Fitted with a range of wall and base level units with worktop over, integral electric oven, 1 1/4 bowl sink drainer, windows to rear and side aspect. Door to:

**Utility Room:**

Fitted with a single sink drainer with cupboard below. Window to side. Stable door to garden. Cupboard housing oil central heating boiler. Sliding door to:

**Shower Room:**

Single shower, close coupled WC.

From Lounge:

Stairs to first floor landing, radiator, access to loft.

**Bedroom: 4.31m x 3.65m**

Original cast iron fireplace, built-in wardrobe, walk in cupboard, window to front, telephone point, radiator.

**Bedroom: 3.75m x 3.72m**

Fitted cupboard, window to rear, picture rail, radiator, door leading to a **further room 3.03m x 2.77m**

**Bedroom: 3.74 x 3.3m + recess**

Built in wardrobes, window to front, radiator.

**Box Room: 2.99m x 1.68m**

Window over inner hallway, door leading to:

**Sauna Room: 3.86m x 1.58m**

Fully insulated room, slatted benches, sauna heater.

**Bathroom: 3.01m x 1.99m**

Fitted with a jacuzzi bath, wash hand basin, close coupled WC, cupboard housing water tank and shelving, window to rear, radiator.

**Outside:**

To the side of the property are fully enclosed gardens laid to lawn with shrubs and plants. Path leading to a Greenhouse, dog run and brick sheds.

Following the path through to the side of the property leads you to:

**Garden Room: 4.94m x 3.03**

Housing a shower cubicle and hot tub. Door leading to:

**Pool Room: 8.51m x 4.44m**

Pool measures 6.86m x 3.72m

Workshop areas split into two sections:

**13.33m x 3.71m****9.75m x 4.68m + further area at the end of the hanger**

A former WWI Aeroplane Hanger with power, light and water.

**2 Storey Workshop: 6.84m x 4.54m**

Power and light, stairs to first floor.

**Garage: 8.76m x 5.75m**

Two double garage doors to front with one garage door being electric.

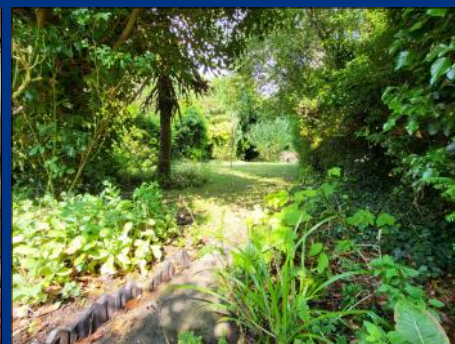
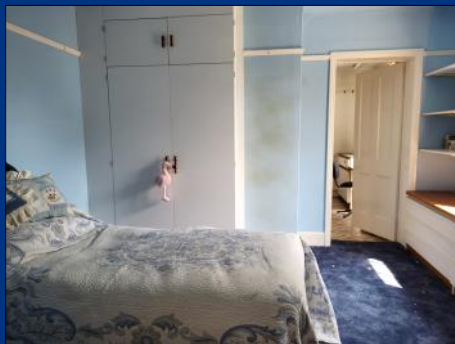
Drive giving parking for numerous vehicles, two dropped kerbs to front .



Particulars prepared : July 2023

Photos taken: June 2023





Cruso & Wilkin

Fern Lea, Terrington St Clement

Land App



Produced on Jul 6, 2023.  
© Crown copyright and database right 2023 (licence number 100059532)

LL/560/20

50 m  
Scale 1:1250 (at A4)



### Important Notices:

These Property details are set out as a general outline only and do not constitute any part of any offer or contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. All measurements, distances and areas are approximate and for guidance only. Prospective purchasers are advised to check measurements for any particular purpose e.g. Fitted carpets and furniture. No assumptions should be made with regard to photographs, e.g. that any contents shown are included in the sale. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition. Descriptions of the property are subjective and are used in good faith as an opinion and not a statement of fact. All statements contained in these particulars as to the property are made without responsibility on the part of Cruso & Wilkin, their joint Agents or the Vendors or Lessors.