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THE STORY OF

Cherrytree Cottage

Clenchwarton, Norfolk

SOWERBYS



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Clenchwarton, King's Lynn, Norfolk
PE34 4DH

Open-Plan Kitchen and Dining Room
with Central Island and Log Burner

Comfortable Sitting Room with
Wood-Burning Stove

Light-Filled Sunroom Featuring Lantern Roof

Three Bedrooms Enjoying Open
Countryside Views

Principal Bedroom with En-Suite Shower Room

Family Bathroom Plus Ground
Floor WC and Shower

Attractive Garden with Lawn
and Timber Outbuildings

Summer House, Home Office and
Studio Providing Flexible Space

Double Garage and Generous Off-Road Parking

Open Field Views with Frequent Wildlife
Sightings and Excellent Local Connectivity

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Set within open Norfolk countryside yet enjoying excellent day-to-day connectivity, this charming cottage is a home that reflects careful stewardship, thoughtful improvement and a genuine love of rural life. The setting offers far-reaching views across open fields, where wildlife is a familiar sight, while remaining conveniently close to the amenities of Terrington St Clement and the wider King's Lynn area.

The current owners have lived at the property since 2015, undertaking an extensive programme of refurbishment with the intention of creating a long-term family home. Every change has been guided by practicality and comfort, resulting in a house that feels both characterful and easy to live in. With their children now grown, the time feels right for this welcoming home to be passed on to its next custodians.

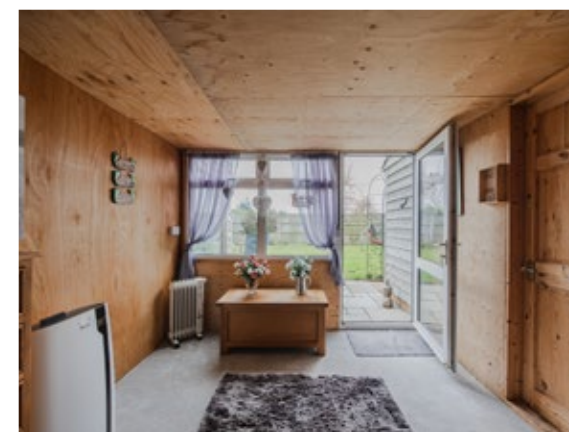
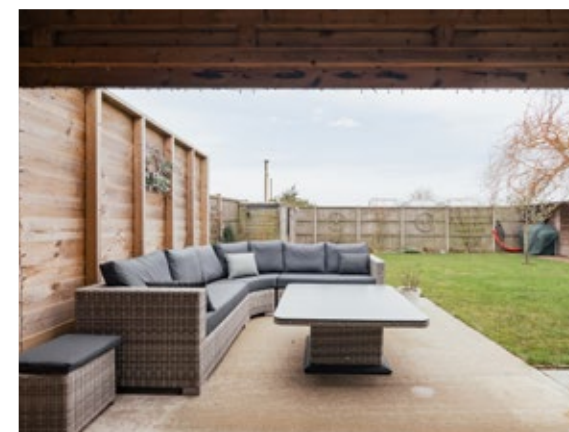
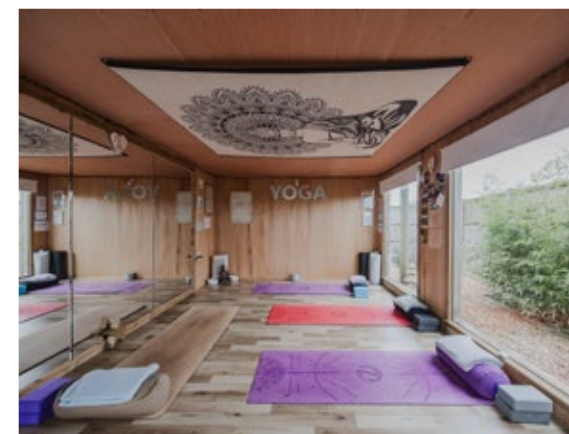
At the heart of the house lies the open-plan kitchen and dining room, a space that naturally draws people together. Solid wood cabinetry, generous work surfaces and a central island create a kitchen that works as well for everyday life as it does for entertaining. There is ample room for a large dining table, making it a natural hub for family meals and social gatherings, while the log burner adds warmth and atmosphere during the cooler months.

From the kitchen, the accommodation flows seamlessly into the sitting room, where a second wood-burning stove creates a cosy retreat for quieter evenings. Beyond this, the sun room provides a bright and uplifting space to relax throughout the year. With light streaming in through the lantern roof, it offers a wonderful connection to the garden and surrounding countryside, making it a favourite spot to unwind with a book or simply enjoy the changing seasons.



Practical considerations have been carefully addressed on the ground floor, with a utility room complemented by a WC and shower room. This arrangement is ideal for country living, whether returning from long walks, spending time gardening or working in the garage.





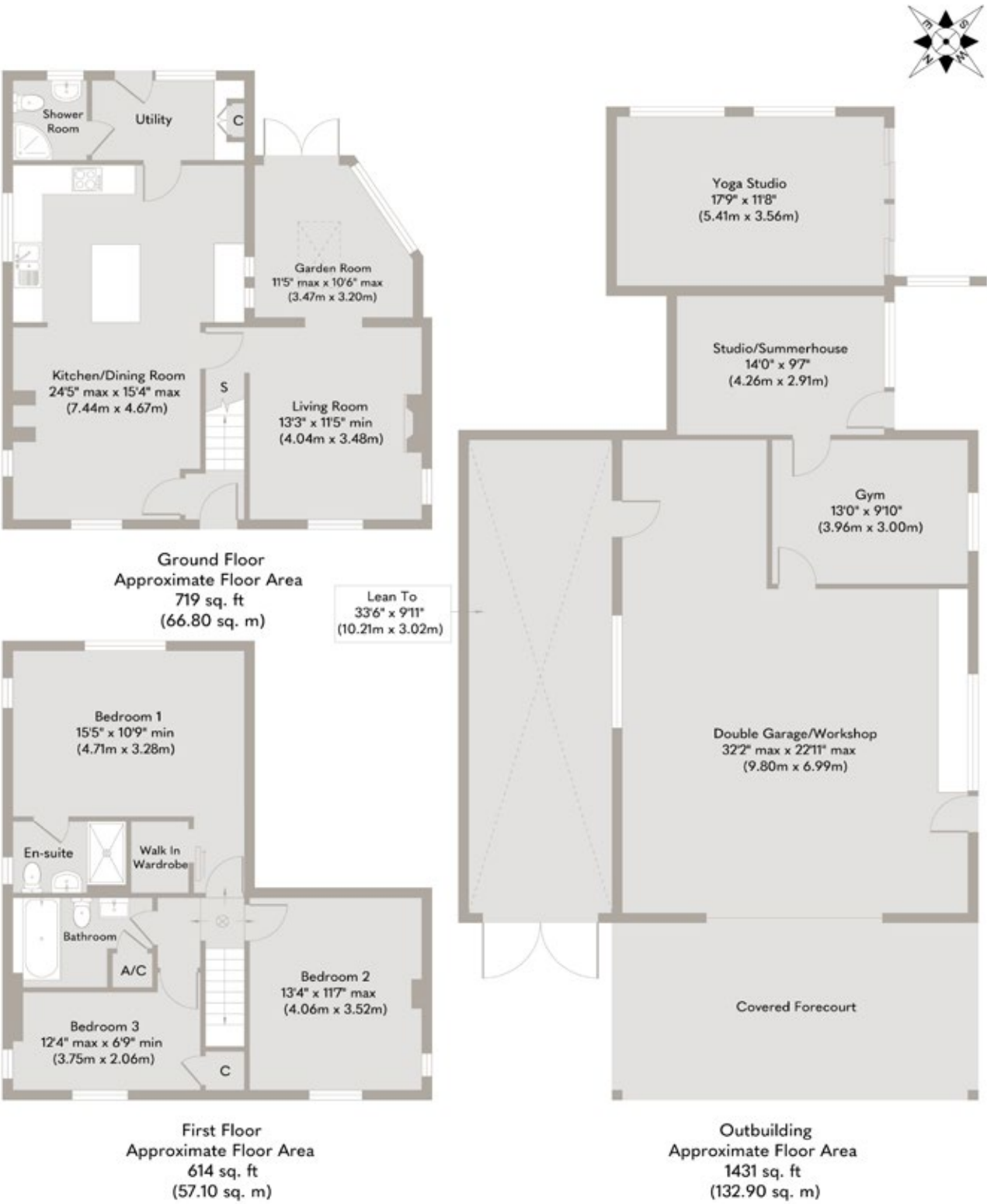
Upstairs, the sense of space and calm continues. Three bedrooms all enjoy open views across the surrounding fields, bringing a peaceful backdrop to everyday life. The principal bedroom benefits from an en-suite shower room, while the remaining bedrooms are served by a well-appointed family bathroom. Waking to uninterrupted countryside views, with the occasional glimpse of deer moving through the fields, is one of the simple pleasures of living here.

Outside, the garden provides a generous and flexible outdoor space, combining areas of lawn with a selection of timber outbuildings. These include a summer house, a home office or hobby room, and a studio or den at the far end of the garden, currently used for yoga and quiet time. A double garage and ample off-road parking further enhance the practicality of the property.

The location offers an appealing balance of privacy and accessibility. Terrington St Clement is just a short drive away and provides a range of shops, schooling and everyday amenities, while Clenchwarton and West Lynn offer popular local services including a traditional fish and chip shop and an excellent butcher. King's Lynn, the Sandringham Estate, coastal villages and extensive countryside walks are all within easy reach, adding to the lifestyle appeal.

Loved, homely and practical, this is a property that offers comfort, space and a strong connection to its rural surroundings, without sacrificing convenience.





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.

Clenchwarton

A RURAL VILLAGE WITH A THRIVING COMMUNITY

Clenchwarton is a thriving Norfolk village located in the fens, just a few miles from King's Lynn. The village boasts good bus links to the town and offers various clubs and organizations, along with amenities such as a post office, general store, two public houses, a children's play area, playing field, and a good primary school.

King's Lynn, situated on the banks of the River Ouse, has been a hub of trade and industry since the Middle Ages. Its rich history is reflected in the many beautiful buildings that still grace the historic quarter. During the 14th century, King's Lynn was England's most important port, under the dominance of the Hanseatic League. While its significance as a port waned due to the growth of London, ship-building and fishing emerged as prominent industries. True's Yard Museum documents the latter. The town is also home to more than 400 listed buildings, including the well-preserved Hanse House and Marriott's Warehouse, King's Lynn Minster, and Custom House, all of which have featured in numerous period dramas.

Conveniently located, King's Lynn is within an hour's drive from Cambridge, Peterborough, and Norwich, and boasts a direct railway line to London King's Cross, reaching the capital in just 1 hour and 40 minutes. This has made it an attractive option for professionals seeking an easy commuter route. The town's Vancouver Centre hosts a variety of high street retailers and independent restaurants. Additionally, entertainment options include the Majestic Cinema, King's Lynn Alive Corn Exchange, and St George's Guildhall, the UK's largest surviving medieval guildhall, now a vibrant arts centre.



Note from the Vendor



“Loved, homely and practical - a home that has given us space, comfort and a genuine connection to its surroundings.”



SERVICES CONNECTED

Mains water and electricity. Drainage via septic tank. Oil fired central heating and log burners.

COUNCIL TAX

Band B.

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: ///unite.puzzled.magnum

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

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