



THE STORY OF

# Wesley Villa

*Terrington St. Clement, Norfolk*

SOWERBYS



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# Wesley Villa

58 Chapel Road, Terrington St. Clement, Norfolk  
PE34 4NL

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Spacious Detached Home in  
Plot of 3/4 Acre (STMS)

Beautifully Presented, with  
Wonderful Period Features

Ideal for Multi-Generational Living

Well-Appointed Kitchen/Breakfast Room

Characterful Sitting Room and Dining Room

Two Further Reception Rooms  
and Excellent Games Room

Five Bedrooms, Three Bathrooms

Generous, Low Maintenance Garden

Carriage Driveway

No Upward Chain

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A handsome Victorian home dating back to 1850, Wesley Villa combines the character and proportions of its heritage with the versatility demanded by modern family life. Set within grounds of around three-quarters of an acre (STMS) and offered with no onward chain, the property adapts effortlessly to changing needs, whether accommodating extended family, creating dedicated space for home working, or generating income through holiday letting.

There is an immediate sense of permanence and presence. The attractive façade and sweeping carriage driveway create a memorable first impression, while inside, a wealth of original features speak to the home's Victorian roots. The welcoming entrance hall is particularly striking, with a beautifully crafted staircase, decorative balustrades and traditional tiled flooring setting the tone for the accommodation beyond.

The principal reception rooms are elegant yet comfortable spaces. The dining room enjoys a bay window overlooking the front gardens, with stripped timber floorboards and a marble fireplace creating a refined backdrop for entertaining. Across the hall, the sitting room offers a wonderfully relaxed atmosphere, filled with natural light from dual-aspect windows and enhanced by rich parquet flooring.

At the rear of the house, the kitchen/dining room has been designed for everyday living. Shaker-style cabinetry, granite worktops and a vaulted ceiling with rooflights combine to create a bright and sociable space where family life naturally unfolds. A utility room and shower room complete the ground floor.

The first floor of the main house offers three generous double bedrooms and a family bathroom. Each room enjoys excellent natural light and pleasing proportions, with one currently arranged as a dressing room, offering flexibility to suit individual requirements.





A connecting lobby links the house to the converted coach house, creating an exceptional extension of the space, with abundant possibilities. Two reception rooms provide additional living space, while the impressive games room is perfectly suited to family gatherings, celebrations and relaxed weekends. Beyond, the garden room is a particularly special space. Framed by views across the gardens and neighbouring countryside, it provides an effortless connection between indoors and out, whether hosting summer lunches, enjoying morning coffee, or simply watching the seasons change.

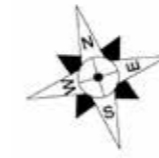
Within the coach house are two further double bedrooms, both enjoying dual-aspect views. The principal benefits from an en-suite, while a separate shower room serves the additional bedroom, creating comfortable and independent accommodation for guests and family alike.

Outside, the grounds are a significant part of the property's appeal. The extensive lawned gardens provide space for children to play, keen gardeners to indulge their passion, or simply to enjoy the sense of openness that surrounds the home. The substantial summerhouse, complete with heating and lighting, offers further versatility as a studio, workspace or retreat. Two sheds and additional storage areas provide excellent practical support for country living.

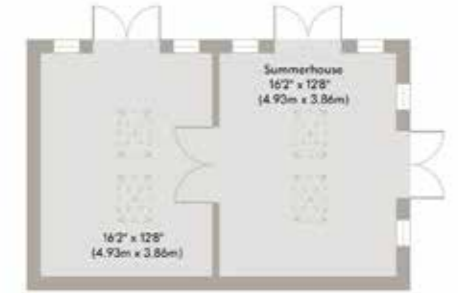
Large paved terraces wrap around the rear of the house, creating inviting spaces for outdoor dining and entertaining. Whether hosting family celebrations, enjoying relaxed evenings with friends or simply appreciating the outlook across the gardens, the setting encourages a slower pace and a genuine connection with the outdoors.

Wesley Villa is a home that offers far more than square footage alone. Rich in character, adaptable in layout and wonderfully positioned for modern family life, it is a property ready to embrace its next chapter.

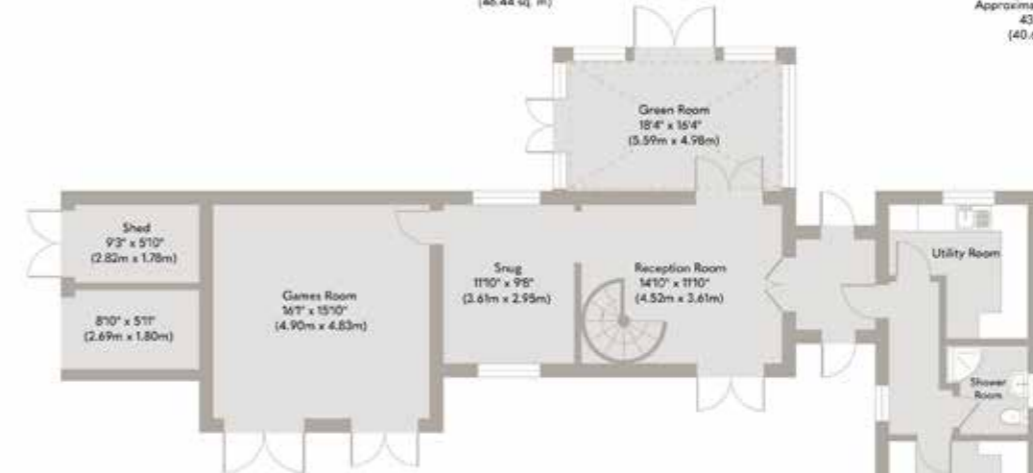




First Floor  
Approximate Floor Area  
(Above Reception Room)  
500 sq. ft.  
(46.44 sq. m)



Outbuilding  
Approximate Floor Area  
438 sq. ft.  
(40.69 sq. m)



First Floor  
Approximate Floor Area  
623 sq. ft.  
(57.83 sq. m)



Ground Floor  
Approximate Floor Area  
1940 sq. ft.  
(180.18 sq. m)

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.

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# Terrington St Clement

A HISTORIC VILLAGE  
IN WEST NORFOLK



Claimed to be the largest village in the county, Terrington St. Clement backs onto the marshland of West Norfolk, where King John's crown jewels were said to have been lost back in 1216.

Boasting various shops, two doctors' surgeries, two pubs, and two excellent schools—one primary and one secondary. The Church of St Clement, known as the Cathedral of the Fens, stands prominently.

There is a half-hourly bus service to the historic market town of King's Lynn, approximately five miles away, offering a good range of shops and superstores. For keen golfers, courses are available at King's Lynn, Middleton Tydd St Giles, and slightly further afield are the challenging links courses of Hunstanton and the Royal West Norfolk at Brancaster.

With Cambridge, Peterborough, and Norwich all within an hour's drive, and a direct rail line to London King's Cross taking just 1 hour and 40 minutes, King's Lynn continues to attract a growing number of professionals seeking an easy commuter route. The central location appeals with a selection of high street retailers and independent restaurants in the town's Vancouver Centre. The Majestic Cinema and King's Lynn Alive Corn Exchange are popular spots for catching a film or show, while St George's Guildhall, the UK's largest surviving medieval guildhall, is now a vibrant arts centre.



*Note from Sowerbys*



“Framed by views across the gardens and neighbouring countryside, there's an effortless connection between indoors and out.”



## SERVICES CONNECTED

Mains electricity, water and drainage. Oil fired central heating with the house and the Coach House each having its own boiler and oil tank.

## COUNCIL TAX

Band D.

## ENERGY EFFICIENCY RATING

G. Ref:- 9632-3014-2207-6812-5200

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: /// wiring.headers.speaks

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# SOWERBYS

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