



THE STORY OF

The Rhoon

Terrington St. Clement, Norfolk

SOWERBYS



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The Rhoon

72 Rhoon Road, Terrington St. Clement, Norfolk
PE34 4HZ

Period Home in Grounds Of 2.69 Acres (STMS)

Dating back to the 1700's

Five Generous Double Bedrooms

Five Versatile Reception Rooms

Stunning Top Floor Principal Suite

Character Features Throughout

Stylish Farmhouse Kitchen

Mature Parkland-Style Gardens and Extensive
Outbuildings with Further Potential

Substantial Garage and Ample Parking

Popular Village Setting in West Norfolk

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An exciting opportunity to acquire a characterful period home set within approximately 2.69 acres (STMS) of beautifully established grounds in the popular village of Terrington St Clement.

Approached via a sweeping gravel driveway and framed by mature trees and lawns, the property enjoys a strong sense of privacy.

The house offers well-balanced accommodation across three floors, with generous proportions and a natural flow ideally suited to family life, entertaining, and quieter living.

The reception rooms are particularly versatile, allowing flexibility for formal or informal use, home working, or creative spaces. At the heart of the home, the kitchen combines character and practicality with handmade cabinetry, terracotta flooring and a traditional range cooker, opening into further living space.

Throughout, features such as fireplaces, exposed brickwork, herringbone flooring and sash-style windows add period charm, while the garden room and office enjoy a link to the vast space outside.

The principal suite occupies the top floor, featuring vaulted ceilings, exposed timbers and an en-suite bath and shower room blending contemporary and traditional finishes. Further bedrooms are well proportioned, served by family bathrooms on the first floor.

Outside, the grounds are a standout feature, extending to around 2.69 acres (STMS) with sweeping lawns, mature trees and meadow-style planting offering year-round appeal and space to enjoy. Outbuildings and a large garage add practicality and further potential.

Terrington St Clement remains one of west Norfolk's most sought-after villages, offering community living with easy access to King's Lynn and the north Norfolk coast. A historic home of true character, space and permanence.



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



“Calm, private and wonderfully connected to its surroundings.”



SERVICES CONNECTED

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

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

E. Ref:- 2690-3000-7209-4780-1204.

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: ///such.grumbling.dividing

AGENT'S NOTE

Agent's note.

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SOWERBYS

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