



THE STORY OF

Homefields

Terrington St. Clement, Norfolk

SOWERBYS



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Homefields

Low Lane, Terrington St. Clement
King's Lynn, Norfolk
PE34 4NW

Beautifully Renovated Country Residence

Approximately 3,850 Sq. Ft.
(STMS) of Accommodation

Four Generous Bedrooms

Three Versatile Reception Rooms

Impressive Open-Plan Kitchen/
Dining/Family Room

Interconnected Ground-Floor
Annexe Accommodation

Detached Two-Storey Barn with
Holiday Let Potential

Double Garage and Workshop

Landscaped Grounds Extending
to 1.06 Acres (STMS)

Peaceful Village Setting with Amenities

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Combining beautifully renovated accommodation, a rich sense of history, generous grounds and exciting scope for the future, Homefields offers a distinctive opportunity to enjoy country living in a peaceful Norfolk village.

There are homes that impress through their proportions, others through their setting, and occasionally one that brings together a particularly compelling combination of both. Homefields is just such a property.

Nestled within approximately 1.06 acres (STMS) on the outskirts of the popular Norfolk village of Terrington St. Clement, this substantial country residence has been meticulously renovated by the current owners to an exacting standard. Offering approximately 3,850 sq. ft. of beautifully presented accommodation, a useful range of outbuildings and the exciting opportunity to complete a detached barn conversion, Homefields presents a rare combination of character, space and potential.



With the oldest part of the property understood to date back over 200 years, the house retains a fascinating sense of history alongside the comforts of modern living. During the renovation, the owners uncovered an old well, previously concealed beneath the property, which has since been carefully brought back into view as an intriguing reminder of its past.

At the heart of the home is the impressive kitchen/dining/family room, a wonderfully proportioned space designed for everyday living and entertaining. Whether hosting family gatherings, enjoying leisurely breakfasts or bringing everyone together at the end of the day, this room forms a natural hub of the home.

A separate utility/boot room adds practicality, while three spacious reception rooms provide excellent versatility. The games room offers space for entertaining, the sitting room provides a cosy retreat in front of the fire, and the formal dining room is ideal for more traditional occasions.



Homefields is full of character, with the oldest part of the building dating back over 200 years.





A dedicated office is ideal for working from home, while interconnected ground-floor annexe accommodation, complete with kitchen facilities and a shower room, offers flexibility for guests, extended family or independent living.

Upstairs, four well-proportioned bedrooms include a principal suite with en-suite and a substantial balcony overlooking the peaceful surroundings. A stand out family bathroom serves the remaining bedrooms.

One of Homefields' most exciting features is its collection of outbuildings, particularly the detached, two-storey barn, which has undergone reconstruction works under planning permission for conversion into self-contained holiday accommodation. With the remaining rebuilding, conversion and internal fit-out to complete, it presents considerable potential to create a characterful retreat or additional accommodation, subject to the appropriate permissions for its intended use. A double garage and workshop provide further space for vehicles, storage, hobbies and projects.

The grounds extend to approximately 1.06 acres (STMS), with established trees, landscaped gardens and generous lawns. An expansive paved terrace adjoins the house, creating an ideal setting for alfresco dining and entertaining, while a pond adds further interest to the grounds.

Set among charming listed buildings and surrounded by open Norfolk countryside, Homefields enjoys a wonderfully peaceful position along a quiet lane, a setting treasured by the current owners. Combining beautifully renovated accommodation, generous grounds and exciting potential to create additional accommodation within the detached barn, Homefields offers a distinctive opportunity to enjoy country living with plenty of scope for the future.





Waking up to the beautiful view of open countryside from the bedroom is one of our favourite things about living here.





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 the Vendor



“We love the peace and quiet, with everything we need still within walking distance.”



SERVICES CONNECTED

Mains electricity and water. Oil fired central heating. Private drainage.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

C. Ref - 0330-2458-9610-2826-5655

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: ///mats.poetry.following

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SOWERBYS

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