



THE STORY OF

# Tower House

*Ferrington St Clement, Norfolk*

SOWERBYS



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# Tower House

15 Northgate Way, Terrington St Clement, Norfolk  
PE34 4LG

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Believed to Date Back to 1657

Grade II Listed Family Home

Tower to The Rear, Providing Elevated  
Views Over Far Reaching Fields

Original Sash Windows and Shutters

Garden Room

Four Double Bedrooms

Walk-Through Dressing Room

Sweeping Driveway

Gardens and Barns

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Perhaps the most distinguishable feature of this period property is the tower to rear, providing elevated views over far reaching fields. Tower House is now being offered for sale with no onward chain and offers an abundance of character, space, and a significant local historic interest.

The current owners moved here from London, looking to escape the hustle and bustle. Along the way, they bought the property back to life, making subtle changes to enhance the properties heritage. They have even had plans drawn to open up the kitchen into the barn next door, therefore providing plenty of potential here for someone new to make this their forever home.

The kitchen/breakfast room features a walk-in pantry/utility room and has been the hub of this charming property.

This shaker style kitchen has been beautifully appointed to complement the charm and character of this lovely home.

The easy access to the garden has been a treat as the current owners love their outside space.

The log burner is set just nicely to take the chill off, whilst dinner is underway. The dual aspect windows make sure to keep this room bathed in natural light.

For those who would like their own space the two beautifully appointed reception rooms are located to the front of the property.

Original sash windows, shutters and log burners are just a couple of elements that enhance the character this wonderful property offers.





The sleeping quarters are a delight and provide the same level of comfort and space as the reception rooms below.





With four double bedrooms, a walk-through dressing room and a recently modernised bathroom plus access to the tower room which provides some breath-taking views – one will easily fall in love with this property as soon as they step foot inside.





A sweeping driveway via a five-bar gate leading to the property and barns provides all the security that one might look for.

There is ample space to park several vehicles too. For those who love their gardening, this will be a bit of heaven.

The new garden room is superb whilst the mature and established garden with splendid views to rear will offer something for everyone.





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



“The outside space is as delightful as the property itself.”



### SERVICES CONNECTED

Mains electricity, water and septic tank drainage. Oil fired central heating.

### COUNCIL TAX

Band F.

### ENERGY EFFICIENCY RATING

An Energy Performance Certificate is not required for this property due to it being Grade II listed.

### TENURE

Freehold.

### LOCATION

What3words: ///spurring.richer.hits

### AGENT'S NOTE

Planning permission has been granted for a housing development on the land opposite Tower House to the South of Northgate Way. Full details can be found under references 18/00940/OM and 16/02230/OM.

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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