



THE STORY OF

Rupert House

Terrington St. Clement, Norfolk

SOWERBYS



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Rupert House

12 Sutton Road, Terrington St. Clement,
Norfolk, PE34 4PQ

Detached Character Home

Wealth of Character Features

Four Bedrooms, including
Versatile Bedroom/Study

Two Generous Reception Rooms with Fireplaces

Sociable Kitchen/Breakfast Room

Exposed Brickwork Beams and Feature Fireplaces

Private Established Rear Garden

Gated Parking and Detached Garage

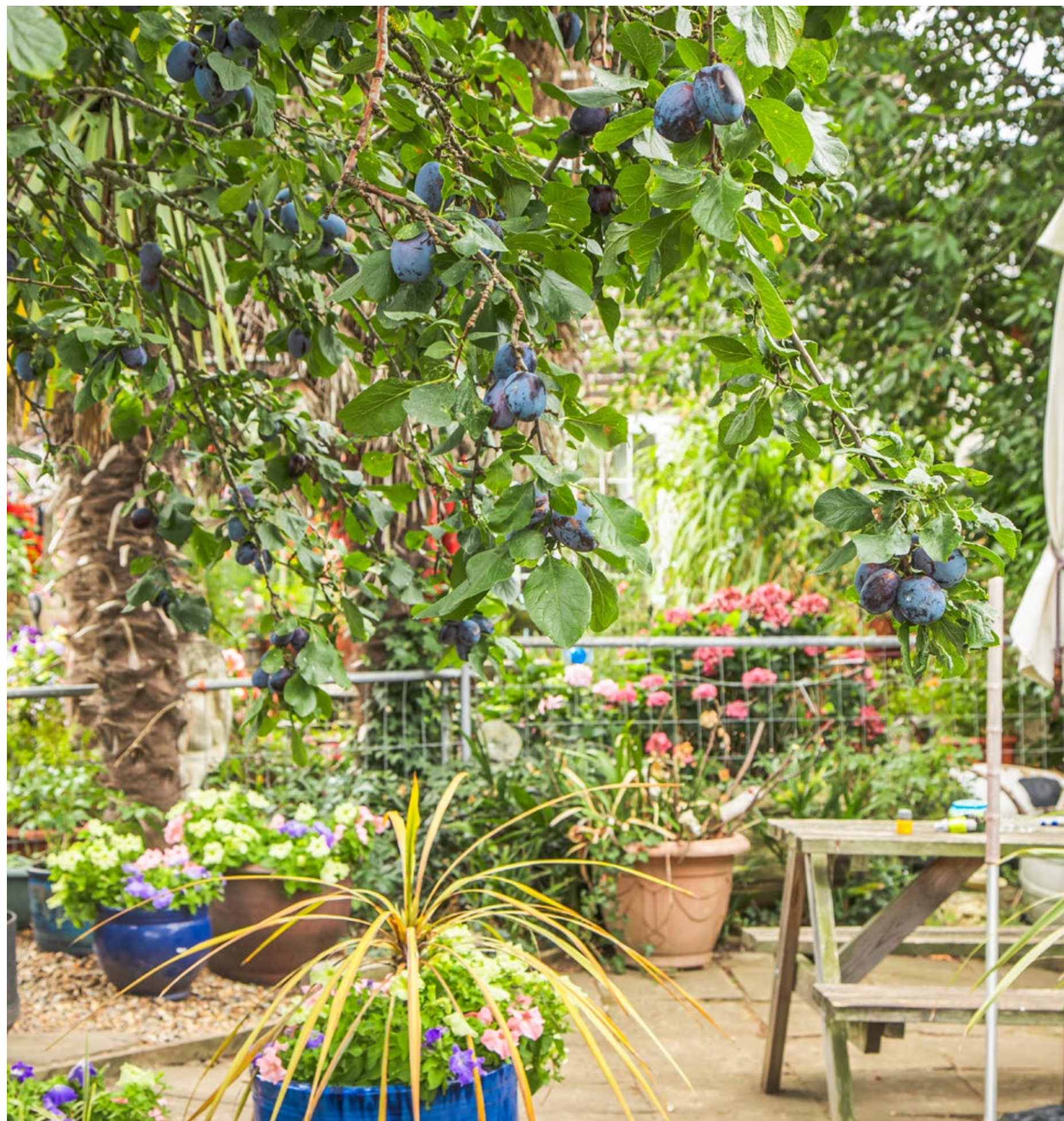
Re-Roofed Approx. Three Years Ago

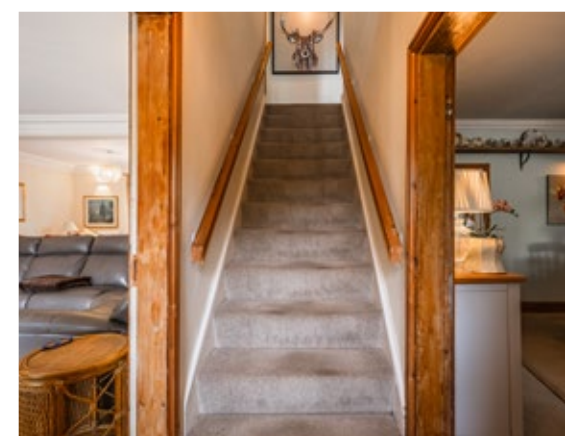
Well Served Village with Excellent Amenities

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Set in the heart of this well-served Norfolk village, Rupert House is a substantial detached home whose generous proportions, flexible accommodation and wealth of character create an inviting setting for family life. Extending to approximately 1,458 sq ft, the house offers an adaptable arrangement of rooms across two floors. Exposed brickwork, beamed ceilings and feature fireplaces lend warmth and individuality.

The entrance hall sits between two impressive reception rooms. The sitting room extends to more than 22 ft, with a broad front-facing window, a character fireplace and doors opening onto the rear garden. Across the hall, the separate dining room offers ample space for a large table. To the rear, the kitchen/breakfast room also extends beyond 22 ft and overlooks and provides direct access to the garden, fitted with a range of cabinetry, generous preparation space and a breakfast bar.

Upstairs, the central landing leads to four versatile bedrooms, and a family bathroom completes the first-floor accommodation.

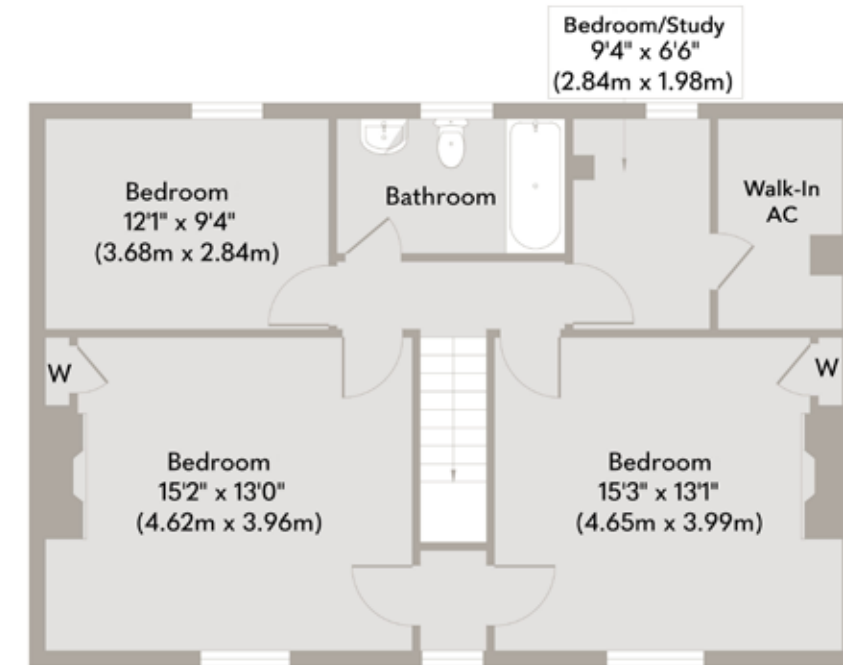
Outside, the enclosed rear garden unfolds through a series of distinct areas, combining patio and shingled spaces with established planting and a generous lawn. Mature trees, shrubs and palms create a wonderfully private, leafy backdrop, with ample room for outdoor dining, gardening and family recreation. A detached garage and off-road parking provide useful storage and convenience. Access to the rear is gained via a shared driveway to the side of the property, over which Rupert House benefits from a right of way. This leads to a gated private driveway and the detached garage.

The house has also benefited from notable improvements, including a replacement roof approximately three years ago and new windows and doors around eight years ago, while retaining the period details that give Rupert House its distinctive appeal.

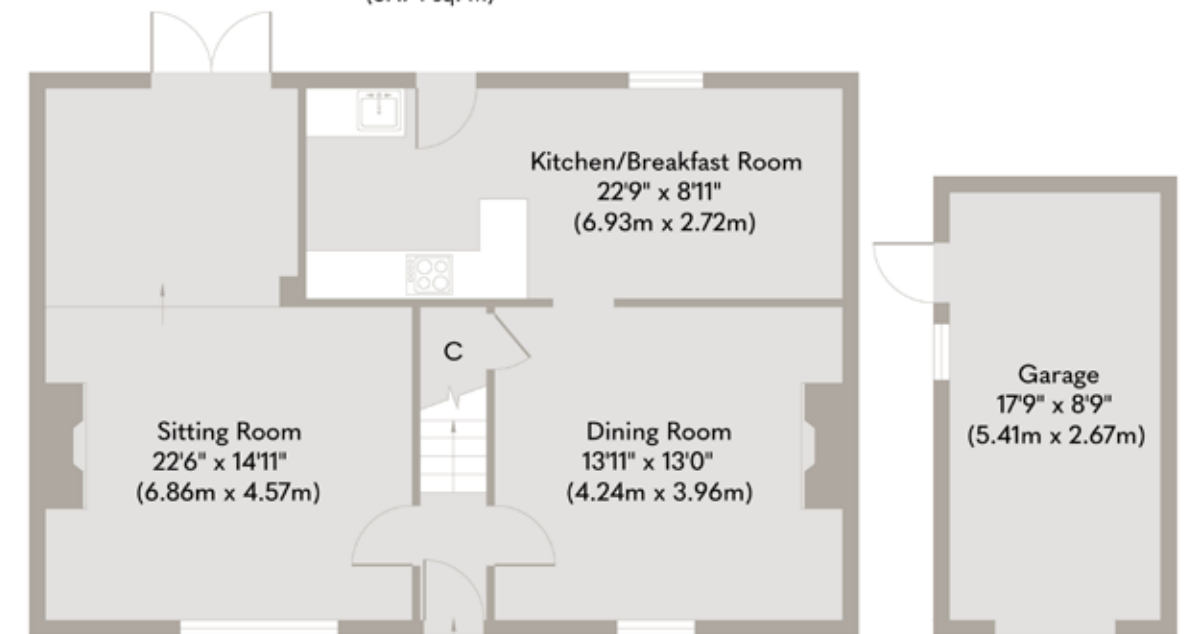


A home that balances
character, comfort and
practicality.





First Floor
Approximate Floor Area
729 sq. ft
(67.74 sq. m)



Ground Floor
Approximate Floor Area
729 sq. ft
(67.74 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



“The perfect blend
of period charm
and contemporary
convenience.”



SERVICES CONNECTED

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

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

E. Ref:- 0559-2853-6836-2320-3485.

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: ///family.scout.crackled

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SOWERBYS

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