



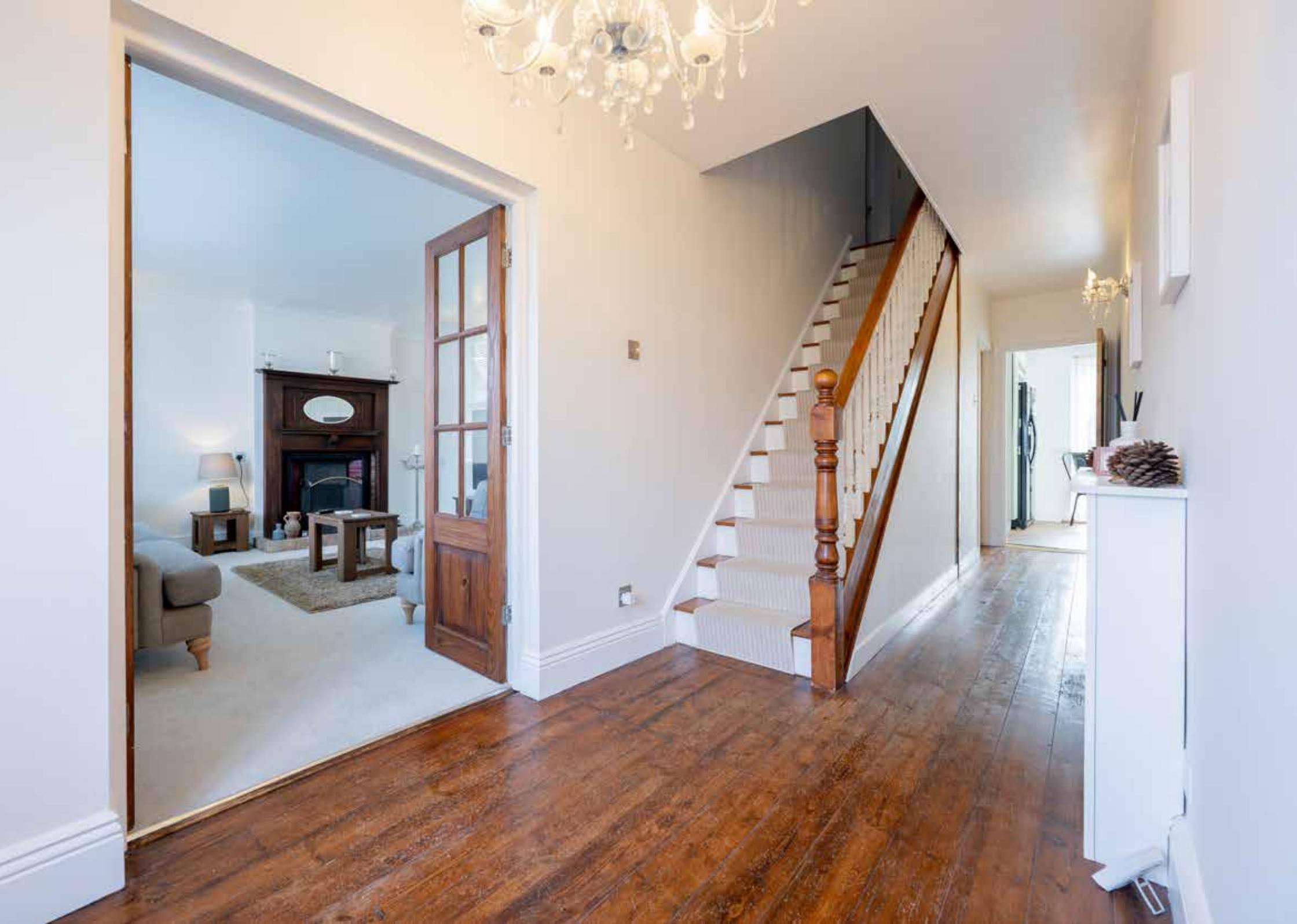
Fourways House
Main Road | Terrington St. John | Norfolk | PE14 7RR

 FINE & COUNTRY

EVERY WHICH WAY



This substantial detached Victorian home offers generous family accommodation. It boasts character features and a notably large plot of approximately a quarter of an acre, in a convenient village setting close to the A47 that works well for commuting, schooling and day to day amenities.



KEY FEATURES

- An Imposing Detached Victorian House located in a Central Village Setting within Terrington St. John
- Five Bedrooms and Two Bath/Shower Rooms
- The Principal Bedroom benefits from a Dressing Room & En-Suite
- Four Reception Rooms including Living Room with Open Fire
- Kitchen/Breakfast Room and Separate Utility
- Mature Gardens to Front, Side and Rear with Lawns & Planting extend to approximately 0.25 of an acre (stms)
- Extensive Rear Parking with Separate Gated Access
- Substantial Attached Brick Double Garage with Power and Light
- Convenient for A47 with Access to King's Lynn, Wisbech and A17
- The Accommodation extends to 2,707sq.ft
- Energy Rating: E

This is an opportunity to secure a sizeable period home with flexible reception space, generous bedroom proportions and excellent outdoor areas in a village that provides day to day amenities and works well for commuting.

First Impressions

It was the location on the A47 close to Wisbech, King's Lynn plus the A17 that first caught the owners eye. Partly dating back to the Victorian era and subsequently extended, the house combines traditional red brick elevations, sash style windows and a variety of fireplaces with modern conveniences such as UPVC double glazing and oil-fired central heating. Over time the accommodation has been enlarged and updated to create a substantial family home with four reception rooms and five bedrooms including a principal suite, all arranged to make the most of both space and light.

Comfort, Character & Space

A wrought-iron pedestrian gate opens from Main Road to a path leading through the front garden to the entrance porch, which in turn gives access to a welcoming hall with its original floorboards and a staircase rising to the first floor. It feels like a proper family house the moment you walk into the hallway with that first impression of space and character. To the front, the living room features UPVC double glazed sash windows, an oak fireplace with cast iron grate and brick hearth, creating a comfortable setting for the open fire. Across the entrance hall is the snug with multi fuel burner set into an exposed brick fireplace with bressumer beam and, adjacent to this, is a separate study or games room, again with sash windows and a feature cast iron fireplace, offering an ideal spot for working from home, hobbies or a teenage den. The dining room is a generous and versatile space with tilt and turn windows and an elegant fireplace, well suited to larger gatherings or more formal occasions. Having four separate reception rooms means everyone can spread out yet still feel connected. At the rear of the house the fitted kitchen/breakfast room can be found with extensive cabinetry, a built in dishwasher and French doors that open directly onto the garden. The kitchen works really well for everyday life, especially with the doors opening straight out to the garden.





KEY FEATURES

Beyond the kitchen, a rear lobby provides access to the garden and integral double garage, with a cloakroom leading off it and a well equipped utility room providing further storage, a sink and appliance space to keep laundry and household tasks neatly out of the way. Upstairs, a spacious landing, again with its original floorboards, serves five bedrooms and the family bathroom. The principal bedroom is a notably large room with sash windows, with the wonderful advantage of both a walk in dressing room and a stylish en suite with double shower. The main bedroom with the dressing room and en suite gives the house a bit of a boutique hotel feel. The remaining bedrooms are all well-proportioned, several with feature fireplaces or built in storage, and they are served by a sizeable family bathroom with a bath including a shower, a double pedestal basin, a large chrome towel radiator and plenty of space for the morning routine.

Improvement & Refinements

The house has been carefully maintained as a practical family home, with the present layout offering an excellent balance of reception rooms and bedroom space. Previous modernisation has provided a contemporary en suite, updated kitchen fittings and generous cabinetry, plus the installation of UPVC double glazing and an oil-fired central heating system that sits comfortably alongside the period details. The owner always liked the way the period fireplaces and sash style windows gave the rooms character, even though the practical things like the heating and double glazing were modern.

Space With Substance

High ceilings, generous room sizes and a choice of reception spaces give Fourways House a real sense of scale. The character of the Victorian core is evident in the fireplaces, panelled features and sash style windows, while the later extensions ensure that there is room for both everyday family life and entertaining on a larger scale. It is a very practical house for day to day life, yet it still feels special when entertaining.

The Outside

To the front, a wrought iron gate opens to the path leading to the main entrance, bordered by areas laid to lawn. Garden areas extend along the side of the house with a mixture of lawn and low maintenance sections that include a variety of plants, shrubs and trees, making the most of the plot's breadth. It may surprise you how big the garden is for a central village location. At the rear, vehicular access from Ely Row leads through a gate to an extensive hard-standing parking area in front of the double garage, providing ample space for multiple vehicles before reaching the substantial brick building with power and light. The owner has found the parking and the big garage have been invaluable when friends or family come to stay.













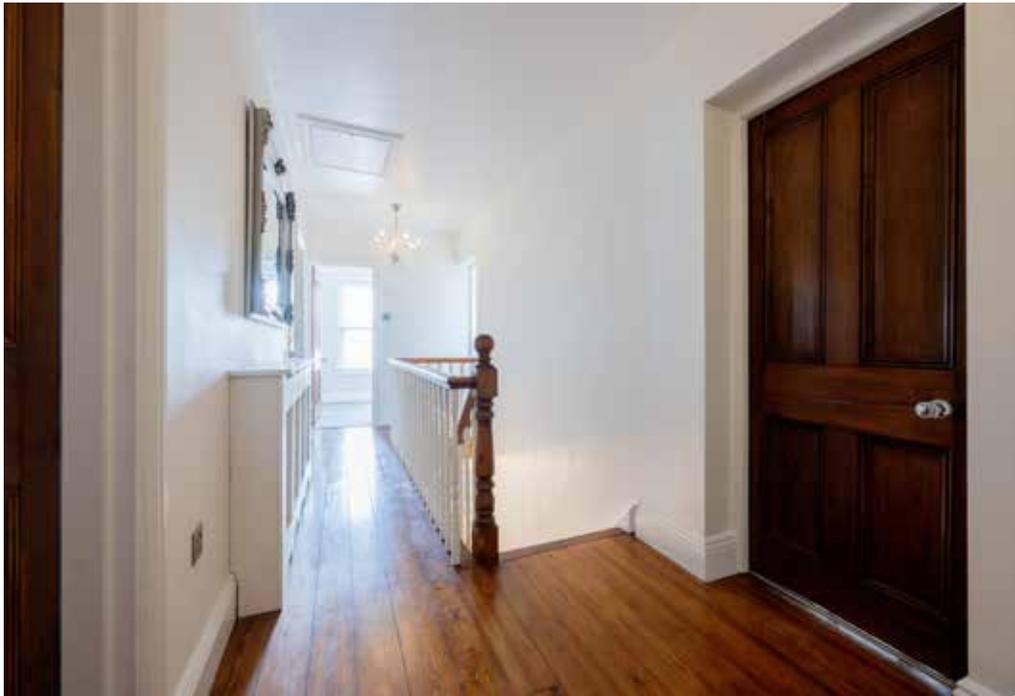
















INFORMATION



On The Doorstep

Terrington St John sits on the A47 between Wisbech and King's Lynn, giving a balance of village life and straightforward connections in both directions. Local amenities include a primary school, doctors surgery and pharmacy, village shop, public house, restaurant and fish and chip shop, complemented by bus services that link the village with King's Lynn, Peterborough and other destinations along the A47. Being so close to the A47 makes commuting simple without feeling cut off from the countryside. There are also countryside walks from the village and a strong sense of community, with the setting offering the combination of convenience and rural feel that many buyers seek.

How Far Is It To?

From Terrington St John, King's Lynn is around 8 miles to the east along the A47, offering a broad range of shops, leisure facilities and a mainline rail station with services to Ely, Cambridge and London King's Cross. Wisbech lies approximately 6 miles to the west by road, providing additional supermarkets, schools and town centre amenities, as well as markets and an outdoor shopping area. The North Norfolk Coast can be reached by continuing through King's Lynn towards Hunstanton and the A149, placing beaches and coastal villages within comfortable driving distance for days out. Sandringham Estate is accessible via King's Lynn and again the A149, making visits to the house, gardens and surrounding woodland a straightforward trip. Norwich is approximately 55 miles away by road via the A47, giving access to the regional city for work, shopping and leisure, while major routes such as the A47 and A17 connect the area with the wider road network.

Directions

Proceed out of King's Lynn towards Wisbech on the A47 dual carriageway and then take the left turn into Church Road as signposted to Terrington St John. At the junction with Main Road, turn left as signposted to Tilney, and the property will be found on the left hand side identified by a Fine & Country For Sale Board.

Services, District Council and Tenure

HEATING, WATER AND DRAINAGE TBA - PIQ FORM TO BE FILLED IN

Broadband Available - please see www.openreach.com/fibre-checker

Mobile Phone Reception - varies depending on network provider

Please see www.checker.ofcom.org.uk

King's Lynn and West Norfolk Borough Council - Council Tax Band E

Freehold

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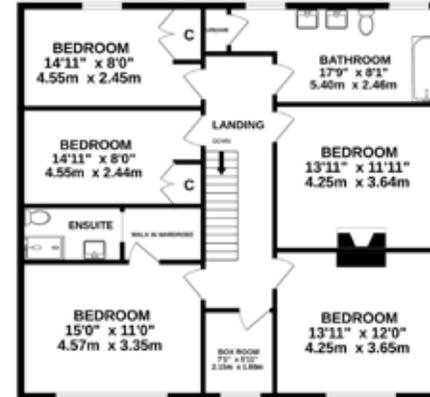
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GROUND FLOOR
1604 sq.ft. (149.0 sq.m.) approx.

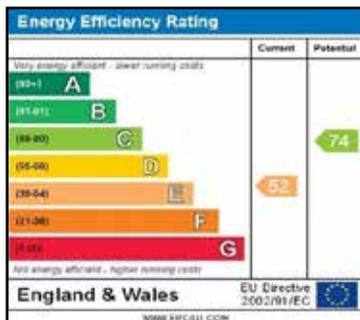


1ST FLOOR
1103 sq.ft. (102.5 sq.m.) approx.



TOTAL FLOOR AREA: 2707 sq.ft. (251.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The fixtures, fittings and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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