



Field Views Lane, Terrington St. Clement  
PE34 4FP

**BROWN & CO**







# Field Views Lane, Terrington St. Clement, PE34 4FP

Detached barn-style home

Property extends to an impressive 270.9m<sup>2</sup> (excluding garage)

Open-plan kitchen with central island and large pantry cupboard

Open-plan living/dining space

Four bedrooms

Two en-suite bedrooms and family bathroom

Landscaped front gardens and enclosed rear garden

Garaging and off-road parking

Countryside views

Balance of rural surroundings while remaining within easy walking distance of the village centre



## The Property

Brown & Co offers a substantial, detached, barn-style home finished in 2022, situated on a stunning development at the Beacon Hill area of Terrington St Clement. Forming part of an exclusive development, the property enjoys far-reaching rural views and a superb edge-of-village position, combining countryside outlooks with excellent access to village amenities. The house provides extremely spacious and well-designed accommodation, finished to a high standard throughout, with a layout that makes the most of both space and natural light. The overall design successfully blends modern living with traditional barn-style architecture, creating an attractive and practical family home in a desirable setting.

## Location

Terrington St Clement is a popular and very well-served village located approximately 7 miles from the town of King's Lynn. The village offers an exceptional range of amenities, including a Co-op supermarket, public house, junior and secondary schools, bakery, barber, medical surgery, hardware shop, podiatrist, takeaways, fuel station, post office and newsagent with newspaper deliveries.

Nearby King's Lynn provides a wide range of national high street retailers, leisure facilities and a mainline railway station with services to Ely, Cambridge and

London, making the area well suited for both families and commuters.

## The Setting

Beacon Hill is positioned on the edge of the village and is surrounded by open farmland. The property forms part of a small, executive development arranged around a private roadway, with many of the homes enjoying attractive field views. The setting offers a pleasing balance of rural surroundings while remaining within easy walking distance of the village centre and its amenities.

## Accommodation & Finish

The property extends to an impressive 270.\*m<sup>2</sup> is entered via a spacious reception hall, where an oak staircase rises to the first floor and provides access to the principal ground floor accommodation.

The open-plan kitchen is arranged as a practical and well-proportioned space, suitable for both everyday use and informal entertaining. Folding doors open onto the patio, creating a natural connection to the garden. The kitchen is fitted with a central island, range-style oven and extensive work surface space, together with a large pantry cupboard and additional storage.

Adjoining the kitchen is a snug area, which may be used as an informal sitting space or alternative dining area, depending on requirements. A generous utility room sits alongside and provides space for appliances and storage, with internal access to the double garage. Further ground floor accommodation includes an

additional open-plan living and dining space with double doors opening onto the garden. The principal sitting room extends from front to rear, with double doors also opening to the garden. A ground floor shower room completes the accommodation.

On the first floor there are four well-proportioned bedrooms and a family bathroom. The principal bedroom benefits from an en-suite shower room. Bedroom two also has an en-suite and built-in wardrobes, while bedrooms three and four are both of good size and include built-in wardrobes. The family bathroom is fitted with a four-piece suite.

## Outside

Externally, the property benefits from landscaped front gardens, enclosed rear gardens and paved patio areas, ideal for outdoor entertaining. The home is approached via a private roadway and enjoys a pleasant outlook over surrounding countryside. Parking is provided, and the overall setting is both private and attractive.

Services: Mains electricity, Mains water, Air source heat pump, Mains Drainage

COUNCIL TAX BAND: G

EPC: B

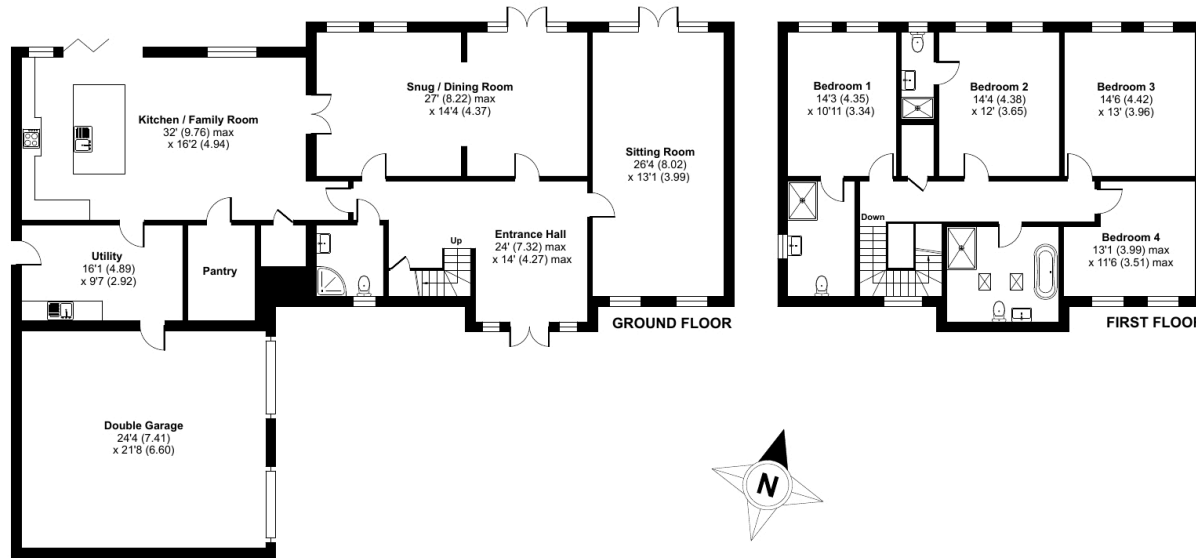
## Field Views Lane, Terrington St. Clement, King's Lynn, PE34

Approximate Area = 2917 sq ft / 270.9 sq m

Garage = 526 sq ft / 48.8 sq m

Total = 3443 sq ft / 319.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Brown & Co. REF: 1404568



### IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. Particulars Dated

**Brown&Co**

Market Chambers | 25-26 Tuesday Market Place | Kings Lynn | PE30 1JJ

T 01553 770 771

E kingslynn@brown-co.com

**BROWN & CO**

Property and Business Consultants