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Stunning Countryside Home on Station Road, Clenchwarton

£400,000

what3words; dumpy.handsets.thumb

Bedrooms: 3 | **Bathrooms:** 3 | **Receptions:** 3

There's countryside living, and then there's waking up to open fields, watching wildlife wander past and feeling like you've properly escaped.

Surrounded by the wide-open landscapes of the Norfolk countryside, this beautifully improved three-bedroom cottage offers a slower, more relaxed way of life without asking you to give up everyday convenience. Terrington St Clement, Clenchwarton and King's Lynn are all within easy reach, yet from home your outlook is fields, wildlife and seemingly endless Norfolk skies.

The current owners have called this home since 2015, gradually improving and adapting it around family life. The result is somewhere that feels established and genuinely loved; full of character, wonderfully comfortable and designed to be lived in.

At the centre of everything is the open-plan kitchen and dining room, and it's easy to imagine this being the room everyone naturally gravitates towards.

Solid wood cabinetry provides plenty of storage, generous worktops give enthusiastic cooks and bakers room to spread out, while the central island creates that all-important gathering point. Pull up a stool with your morning coffee, chat while dinner is being prepared or pour a glass of wine when friends arrive.

There's room for a substantial dining table too, making this just as suited to Sunday roasts and Christmas dinners as it is quick midweek meals. When winter arrives, light the log burner and the whole room takes on a wonderfully cosy atmosphere.

Flowing from here, the sitting room provides somewhere to slow the pace. A second wood burner makes this the perfect retreat once the evenings draw in, somewhere to curl up with a good film, a book or simply enjoy a little peace and quiet.

Then there's the sunroom/snug.

Flooded with natural light through its lantern roof, this is one of those spaces that could quickly become your favourite room in the house. Enjoy your first coffee of the day while looking out towards the garden, watch the seasons change from the comfort of indoors or simply sit back and enjoy the feeling of being connected to the countryside around you.

Practicality hasn't been forgotten either. A utility room takes care of the everyday chores, while a ground-floor WC and shower are particularly useful for rural life, ideal after a muddy walk, a day spent gardening or an afternoon working outside.

Upstairs, the countryside becomes part of the home again.

There are three well-proportioned bedrooms and, wonderfully, each enjoys views across the surrounding fields. It's the kind of outlook that changes constantly with the seasons, and with deer and other wildlife regularly making an appearance, opening the curtains in the morning might become something you never quite take for granted.

The principal bedroom benefits from its own en-suite shower room, creating a private retreat at the end of the day, while a family bathroom serves the remaining bedrooms.

Outside, there's far more than simply a garden.

A generous lawn provides plenty of room to enjoy the sunshine, but dotted around the plot is a collection of timber buildings that dramatically increases the versatility of the property.

There's a summerhouse, somewhere to work from home or disappear into a hobby, and a separate studio/den at the far end of the garden, currently used for yoga and quiet time. Home office, art studio, gym, games room or simply somewhere to escape for an hour, these are spaces that can change completely depending on how you want to live.

A double garage and generous off-road parking take care of the practical side of country living, with plenty of room for cars, bikes, tools and outdoor equipment.

Perhaps the greatest luxury here, though, is simply the setting.

You're surrounded by open countryside and wildlife, yet you're not cut off from the world. Terrington St Clement provides schools, shops and everyday essentials nearby, Clenchwarton offers further village amenities, while King's Lynn is within easy reach for a wider choice of shopping, leisure and transport connections. When the weekend arrives, Sandringham, the Norfolk coastline and miles of countryside are waiting to be explored.

This isn't a pristine country house that feels too precious to properly live in. It's a warm, characterful and much-loved family home where muddy boots are welcome, the fire gets lit on cold evenings and watching deer cross the fields can become part of everyday life.

For anyone dreaming of a little more space, a little more peace and a genuine connection to the Norfolk countryside, this could be exactly the change of pace you've been searching for.

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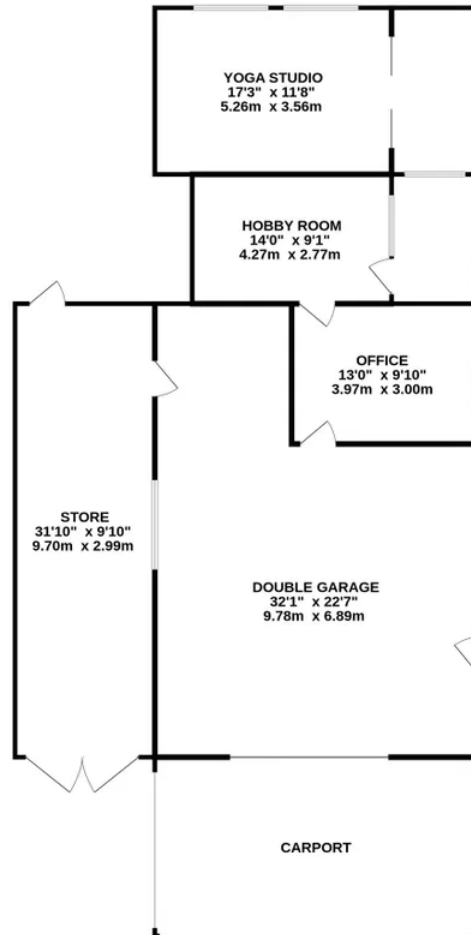
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Referral Disclosure

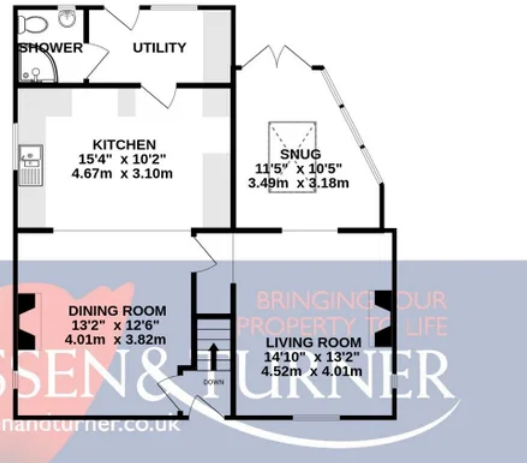
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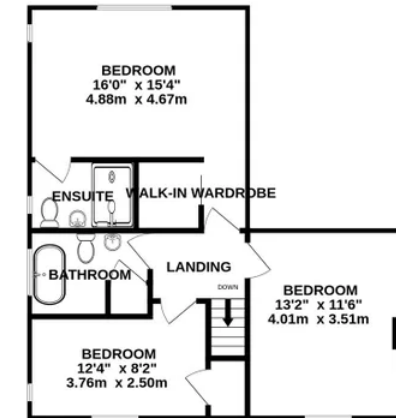
OUTBUILDINGS
1708 sq.ft. (158.7 sq.m.) approx.



GROUND FLOOR
679 sq.ft. (63.1 sq.m.) approx.



1ST FLOOR
588 sq.ft. (54.6 sq.m.) approx.



TOTAL FLOOR AREA : 2975 sq.ft. (276.4 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 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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