



Willow Farm, 15 Black Horse Road, Clenchwarton, King's Lynn, PE34 4DN

£695,000

Bedrooms: 4 | **Bathrooms:** 3 | **Receptions:** 3

There are homes you move into... and then there are homes that seem to gather life around them. Willow Farm sits firmly in the second camp.

Reimagined with care and a clear sense of vision, this 18th-century farmhouse has been gently brought forward in time without losing the character that makes it special. The result isn't flashy or overworked, it's something far more appealing. A home that feels settled, balanced, and ready for whatever pace of life you bring to it.

Step through the front door and the tone is set instantly. Light spills down from above, catching the texture of herringbone flooring and the quiet detail of period-style radiators. It's an entrance that doesn't try too hard, but still manages to feel memorable. From here, the house unfolds naturally, spaces connecting in a way that just makes sense.

There's a rhythm to how this home works. Practicality hasn't been sacrificed for style; it's been woven into it. The boot room handles the realities of country living without fuss, while a tucked-away study offers a place to focus when needed. And then there's the staircase, rising through a double-height space that adds just the right amount of drama without overwhelming the calm.

The living spaces strike a rare balance between comfort and occasion. The lounge, anchored by its inglenook fireplace and log burner, is made for slower evenings, the kind where time stretches out and the outside world fades away. The dining room carries its history lightly, giving everyday meals a sense of occasion without ever feeling formal.

And then you reach the kitchen.

It's not just large, it's lived-in, welcoming, and designed to be used properly. A space where doors open wide to the garden, where conversations drift between inside and out, and where cooking becomes part of the social fabric rather than something tucked away. Morning coffee, long lunches, late dinners, it all fits here without effort.

Upstairs, the mood softens. Each bedroom feels considered, calm, and quietly individual. The principal suite stands apart, not because it demands attention, but because it offers retreat. A space to reset, complete with a dressing area and an ensuite that leans into understated luxury. Elsewhere, bathrooms blend classic styling with modern comfort, inviting you to slow down rather than rush through.

Outside, the sense of space continues. The plot opens up to wide Norfolk skies, with sunlight moving across the garden throughout the day. There's room here, for gatherings, for play, for stillness. A sunken patio creates a natural place to pause, while the lawn stretches out with just enough structure to feel private without being enclosed.

Even the outbuildings carry flexibility. Whether it's a gym, a games room, or something entirely your own, the space adapts easily, much like the house itself.

Willow Farm doesn't try to be everything. Instead, it does a few things exceptionally well: it feels welcoming, it works effortlessly, and it leaves just enough space for you to make it your own.

And that's exactly why it stays with you.

Tenure: Freehold

Property Type: Detached House

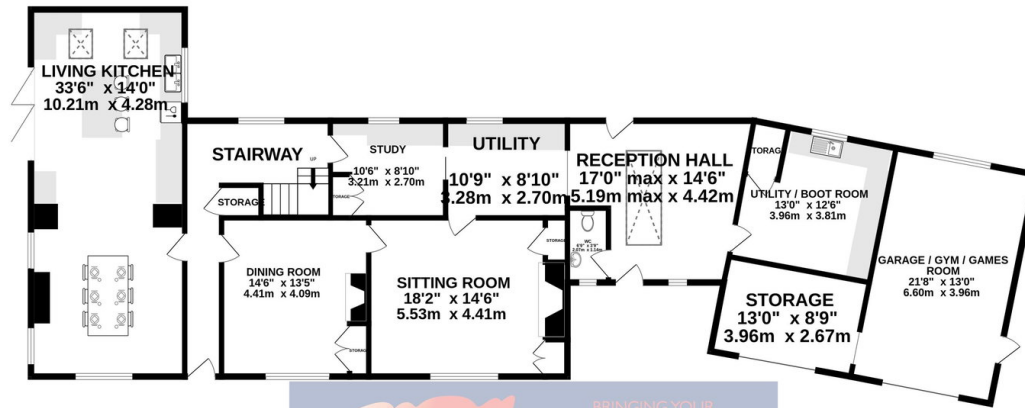
- Detached Period Farmhouse
- Four Double Bedrooms
- Two Ensuites plus Family Bathroom
- Beautiful Finish Throughout
- Over 1/3rd of an acre plot (STMS) - Stunning Gardens
- Walk-in Dressing Room to Principal Bedroom
- Utility
- Large Reception Hall
- Close to Heart of the Village - Close to Local School and Shop
- Wealth of Beautiful, Versatile Accommodation

Disclaimer

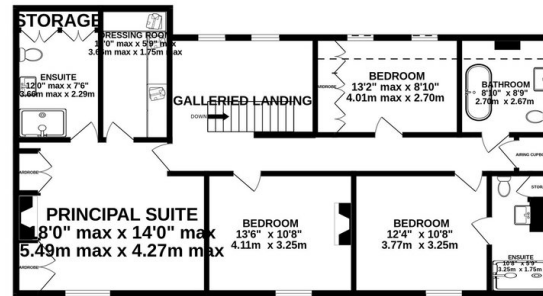
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2. We do our best to make sure our property details are fair, accurate, and up to date, but they're meant as a general guide only. If there's anything particularly important to you, please get in touch – we'll be happy to look into it further.
3. All measurements are provided as a guide and may not be exact.
4. We haven't tested any of the property's services, equipment, or appliances. We recommend that buyers arrange their own survey or service checks before making a final offer.
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GROUND FLOOR
2029 sq.ft. (188.5 sq.m.) approx.



1ST FLOOR
1157 sq.ft. (107.5 sq.m.) approx.



TOTAL FLOOR AREA: 3187 sq.ft. (296.1 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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