



White Cottage  
Terrington St Clement | Norfolk | PE34 4NN

# QUINTESSENTIAL CHOCOLATE BOX COTTAGE



With a setting in the popular rural village of Terrington St. Clement, Fine & Country are delighted to showcase this stunning two-bedroom chocolate box cottage which is believed to date back to 1770. With a rich history and wonderfully preserved features including exposed beams and feature fireplaces there is no shortage of character.







- A charming, beautifully presented chocolate box cottage packed with character
- Two bedrooms and family bathroom on the first floor
- Spacious entrance hall, dining room and cosy living room with log burner on the ground floor
- Country style kitchen and separate utility
- Wonderfully large Gardens with scope for possible development of rear plot
- Off road parking with double cart-shed
- Fantastic village location
- Total Accommodation extends to 1,245sq.ft
- No Upward Chain

#### Cottage Charm

Having lived at White Cottage for close to 18 years, the current owners will be sad to say goodbye to this gorgeous countryside retreat. They describe the property as being their “ideal of the country cottage that we had always aspired to” and it’s easy to see why. It’s a picture perfect property, with everything that you could need from a cottage in beautiful surroundings. They went on to say, “if you had asked us to describe the house we wanted to live in this was it” and we know that a lot of people will share this sentiment. When asked to describe White Cottage in three words, the current owners chose “chocolate box cottage” and that’s exactly what the home is.



It’s a quintessential, cosy and characterful place to live. In fact, it’s often being described locally as “the prettiest house in the village” and it’s certainly a property that many others aspire to. There is a lot to love about this character cottage, and an abundance of charm can be found as you move from room to room. Whether it’s the sitting room with its feature log burner that grabs your attention or the delightful garden, White Cottage is a home that you are sure to treasure.

#### Beloved Family Home

From the moment you enter White Cottage, you will see why it’s been a beloved home for many years. The breakfast room is a favourite space for the current owners, as it holds many happy memories of meals with friends and family over the years. It’s a comfortable, welcoming and relaxing part of the home that’s ideal for hosting. There is also a handy utility room in the property, providing additional storage and space should you need it. One of the most impressive parts of the home is the kitchen, which is functional and versatile, whilst still being charming and full of character.

Arriving at the cottage, you will first enter a spacious entrance hall, before moving through to a lovely dining room and living room. Both of these spaces have a traditional and classic design, but hints of modernism shine through. Upstairs, there are two large bedrooms and a large family bathroom, providing enough space for a family or a spare room for guests. There's also an additional shower room downstairs.

### Gorgeous Garden and Green House

When it comes to the garden at White Cottage, you are spoilt for choice, as there are so many areas to enjoy a relaxing afternoon in. Whatever the weather and regardless of the time of year, this is an outdoor space that you will want to spend a lot of time in. The garden is made up of various areas, including a vegetable plot and green house. This is ideal if you are green fingered or you like to grow your own produce, as everything is set up and ready to go.

If that's not your thing, you can enjoy the stunning greenery, foliage and flowers throughout the area. There's even a cart shed and an extra plot of land with fruit trees. There's a lot of space for children to play, alfresco dining and socialising with friends. Plus, it's tranquil and secluded, making it the perfect place to relax with a good book. Elsewhere, there's a welcoming community to be a part of. The village still has a community feel and spirit, something that many villages have lost over the years.









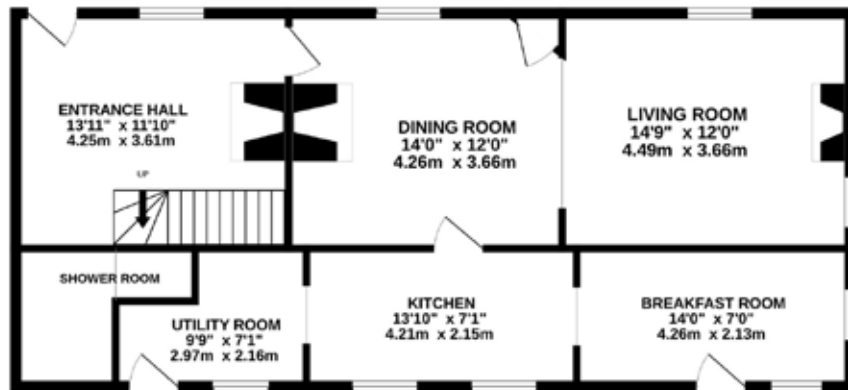




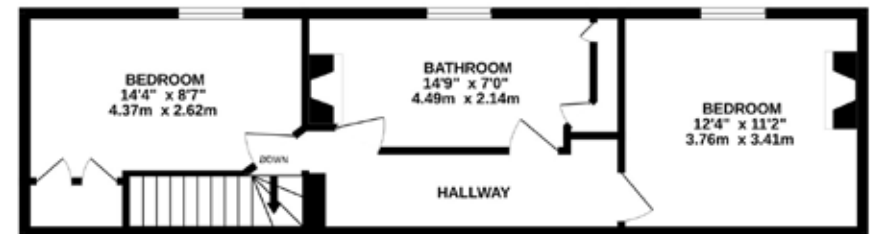




**GROUND FLOOR**  
782 sq.ft. (72.7 sq.m.) approx.



**1ST FLOOR**  
463 sq.ft. (43.0 sq.m.) approx.



**TOTAL FLOOR AREA : 1245 sq.ft. (115.7 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.  
Made with Metropix ©2023



Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. \* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent. Printed





### On the Doorstep...

Terrington St Clement is a large village situated around 7 miles west of Kings Lynn. The fabulous North Norfolk coast is a short drive away and is a designated area of outstanding natural beauty, boasting some of the country's best beaches. Terrington offers a wide selection of amenities including a supermarket, farm shop, doctors surgery, post office, newsagents, bakers and various restaurants. With the market towns of Wisbech and Kings Lynn within easy reach, the latter offering a 1 hour 40 min train service to London Kings Cross, nowhere is that far away.

### How Far Is It To?...

Terrington St Clement lies just over 7 miles west of Kings Lynn and 16 miles northeast of Wisbech. Hunstanton, the gateway to the North Norfolk Coast is just 22 miles away with its rock pools, swimming pool, indoor leisure centre, theatre and Sea Life centre. The County capital of Norwich lies just 48 miles to the east and offers a host of retail and cultural facilities, as well as a main line train link to London Liverpool Street and an international airport.

### Services and District Council

OFCH, Mains Water & Cesspool  
 Kings Lynn and West Norfolk Borough Council  
 Council Tax Band A

### Tenure

Freehold



Fine & Country Kings Lynn Office  
 KLIC, Innovation Drive, Kings Lynn PE30 5BY  
 01553 769100

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		

# FINE & COUNTRY

---

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, Russia, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

THE FINE & COUNTRY  
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit [fineandcountry.com/uk/foundation](https://fineandcountry.com/uk/foundation)

Fine & Country Kings Lynn  
Kings Lynn Innovation Centre, Innovation Drive, Kings Lynn  
01553 769100 | [kingslynn@fineandcountry.com](mailto:kingslynn@fineandcountry.com)

