



THE STORY OF

Stud Farm House

Terrington St. John, Norfolk

SOWERBYS



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Stud Farm House

Church Road, Terrington St. John, Norfolk
PE14 7RY



Sold Chain Free

Four Bedroom, Four Reception Room Farmhouse

Farmhouse Kitchen with Superb Views

Self Contained One Bedroom Annexe

Double Garage, Single Garage with Useful Store

Large Barn

Fully Fenced, Partially Walled Garden with Electric Gate

4 Acres of Land (STMS)

Two Stables

Solar Panels



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“Country living with an easy commute complemented our family’s lifestyle.”

Standing proud today, Stud Farm House boasts a rich history which dates back to the 1800’s and beyond. From a simple farmstead to a state-of-the-art stud for Hackney horses used in the brewing industry to a comfortable family home today.

Relax the shoulders as you take the long tree-lined drive to Stud Farm House. On the right, pass three executive barn-style

homes on the site of the old stables and turn left through the electric gate into a large private area with parking for several vehicles.

A cherished family home for two decades, lovingly restored one immediately feels embraced by a feeling of peace and security. The current owners have likened this to a warm hug: as if the property itself exudes a comforting aura.





With four bedrooms and four reception rooms, Stud Farm House provides ample room for comfortable living.

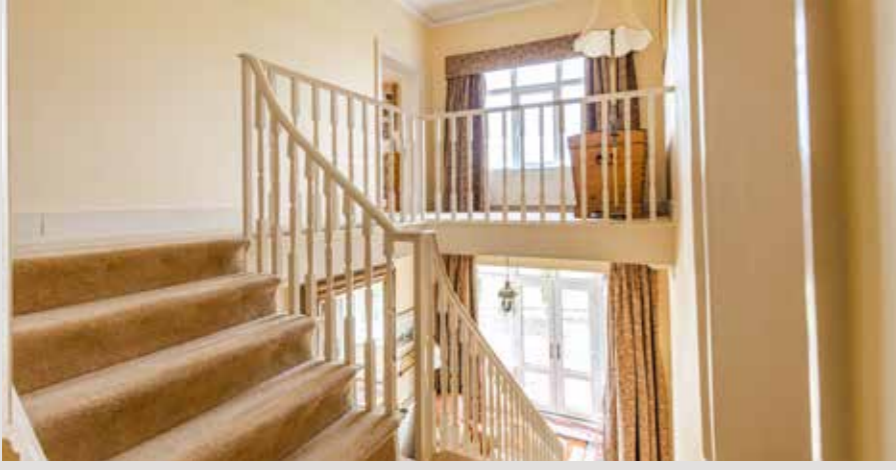
The muddy boots and paws of country life are well catered for with a spacious entrance hall, boot room and downstairs shower room. Perfect for after those country walks and trips to the Norfolk coast. The handy office has a view to the west.

The kitchen with its original flooring and larder boasts superb views. Undoubtedly the heart of the home over two decades, the space spills onto a south facing terrace with electric awning. The perfect place to sit on an evening with a glass of wine watching visiting owls. Or sip a morning coffee with friends watching wildlife coming to the pond.

On the winter evenings move to the snug. So cosy in front of the wood burner toasting marshmallows and crumpets. There are two further reception rooms flooded with natural light and views over the paddocks and landscaped gardens. A hall with original tiles and welcoming wood burner.

Ascending to the upper level, accessed by two flights of stairs, you'll find a bright and airy landing leading to four generous double bedrooms and a family shower room. Each bedroom exudes character featuring charming fireplaces and captivating views over the grounds and surrounding countryside.







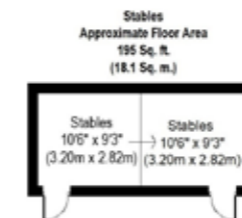
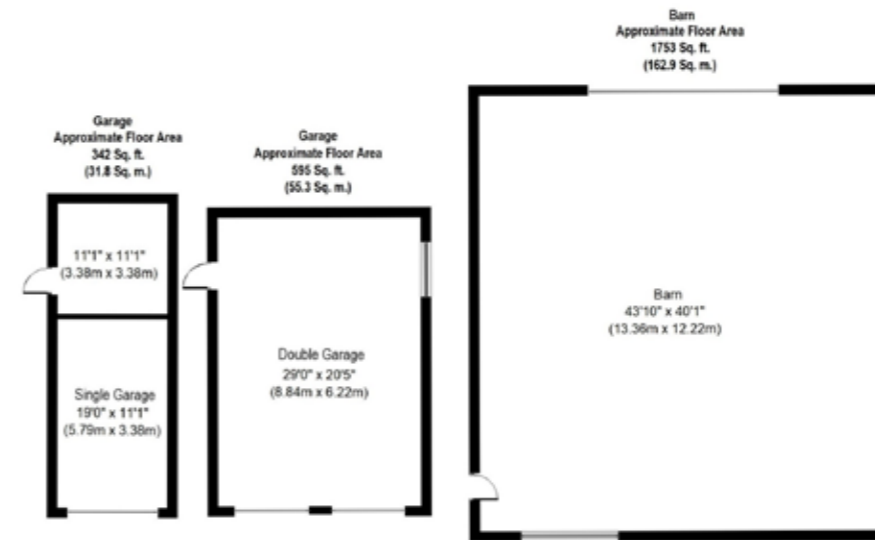
Attached to the main house is a self-contained one bedroom annexe. With its sun trap courtyard it offers a thoughtfully crafted space for multi-generational living; private yet independent.

The grounds of Stud Farm House are meticulously landscaped and matured to perfection. With established trees, shrubs and beautifully presented flower beds, the surroundings create an idyllic setting to share with friends. In addition, the vendors have over the years, added numerous bird boxes, planted fruit trees, spring bulbs and a wildflower meadow to create a rich habitat for wildlife. The expansive green pastures cover over four acres making the property ideal for equestrian enthusiasts.

The entire property is fully enclosed. In addition there are several outbuildings: a single garage and store, a double garage, two stables; one with a pony door, and a large barn. A redundant vegetable garden and hen house.

Stud Farm House has played host to many parties. The large barn is a fabulous disco venue. Cricket matches, rounders, pony days, friends and family camping, Stud Farm House has embraced it all.

Having served as a cherished family home for the past twenty years Stud Farm House is ready to embrace a new family. It offers a great, well-connected location with easy access to the stunning north Norfolk coastline and the renowned Sandringham Estate, both just a short drive away.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

ALL THE REASONS

Terrington St. John

IN NORFOLK
IS THE PLACE TO CALL HOME



Terrington St John village is situated just off the A47. The village with its Grade I listed 15th century church and unique four

storey Priest's House, offers a doctor's surgery, pharmacy, village pub, shop, restaurant, fish and chip shop and school. With many country walks along ancient Drovers tracks, stop and listen as the sky fills with the sound of migrating swans and geese.

Further amenities are to be found in the Hanseatic town of King's Lynn, seven miles to the east.

After school, evenings are often spent visiting the wonderful Children's Play Area at Sandringham, before picking apples in its orchards or blueberries at King's Lynn. Picnicking on the sand at Hunstanton and watching the sunset made special as the only west-facing resort on the east coast.

Watlington, 5.3 miles, has an award-winning pub The Angel, and a main line railway station to London King's Cross.

The independent Wisbech Grammar School operates a door-to-door minibus service. With King's Ely some 40 minutes by rail.



Note from the Vendor



"We've loved having the coast so close. From glorious sunny days to wrapping up warm for winter walks on the beach with the dogs"

THE VENDOR



SERVICES CONNECTED

Mains water and electricity. Drainage to septic tank and oil fired central heating.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

House: D. Ref:- 4737-2726-6200-0039-7226

Annexe: B. Ref:- 0350-2379-9060-2827-0575

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above.

Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///migrate.irrigate.limo

AGENT'S NOTE

The property owns the drive, and the three houses to the right have right of access.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

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