



6 Orange Row
Terrington St Clement | Kings Lynn | PE34 4PD

BEAUTIFUL EQUINE BUNGALOW



This superb three-bedroom equestrian property is set within a fantastic village location and has so much to offer, it is very rare to find something like this available on the market within the Village of Terrington St. Clement. This corner of Norfolk is incredibly desirable, not only is it surrounded by the beautiful rural Norfolk countryside, renowned for its exceptional walks but this wonderful village is well serviced by an array of amenities such as news agents, public houses, farm shop, doctors' surgery to name a few.



KEY FEATURES

- Three Bedroom Detached Equestrian Property
- Fantastically well-proportioned Reception Rooms
- Wonderfully light Kitchen-Breakfast Room
- Accommodation set over two floors of flexible living space
- Pretty mature Gardens to the front and rear situated on a plot of approx. 1.23 acres
- Fantastic Decking and Patio area perfect for Alfresco Entertaining
- Enclosed Paddock, Stable block together with a Charles Britton Manège
- Large private Driveway with ample parking for a large number of vehicles
- Potential further development in loft space pending planning
- Accommodation extends to 1407sq.ft

Perfect Property and Paddocks

6 Orange Row Road is a unique home, as it has been in the current owner's family since being built. This has given the home a lot of history, a place of beloved family memories and milestones. It also means the property has been well cared for over the years, which is obvious by the high-quality finishes and flawless decor. The current owners have lived in the bungalow for 13 years and describe it as the "ideal equine home". It's equipped with stables and a paddock, making it the perfect property for equestrians and those who want to be surrounded by a lot of gorgeous outdoor space.

Though the bungalow is smaller than some properties, it's certainly not lacking in any way. In fact, from the moment you enter, it feels like a welcoming, sizable and comfortable space. It has everything you need, including three bedrooms, two reception rooms, a bathroom and a separate en suite. It even boasts beautiful views over the stables and paddocks from the house, and it's easy to enjoy the great outdoors from any room.

Quite and Peaceful Location

As the property is detached, it's a quiet and peaceful place to live. There is no need to worry about noisy neighbours or bustling community life, as Orange Row Road is surrounded by beautiful countryside. One of the most impressive parts of the bungalow is the sunroom, which boasts unbeatable views of the garden, stables and horses in the paddock.





KEY FEATURES

All the bedrooms are a good size, with adequate space for furniture, storage and unwinding after a busy day.

With three bedrooms, it's an ideal home for a growing family or anyone who enjoys hosting. The master bedroom boasts an en suite which, like the main family bathroom, has been finished to an extremely high standard. There are two reception rooms, so you certainly won't be short of space to enjoy everything this stunning bungalow has to offer. Despite each room being decorated individually, with personal touches, there is a definite design flow from room to room.

Gorgeously Green Garden

There is much to love about the garden, especially the fact that there is always a spot which catches the sun. Whether sitting outside and reading a book or enjoying an al fresco dinner with family, this garden is a gorgeous place to relax. It has a large, grassed area and a host of plants, which adds colour and vibrancy to the home. Everywhere you look, there's greenery, foliage, shrubs, flowers and wildlife. There is also a separate decked area with enough space for seating, entertaining and soaking up the sun. The outdoor space wraps around the property, creating a feeling of being enclosed in nature, regardless of where you are. There is also a garage with an electric door, providing a safe space for vehicles and additional storage should you need it.

Situated in the popular village of Terrington St Clement, Orange Row Road benefits from being close to local amenities while being at one with the countryside. The current owners describe it as a "beautiful, peaceful area" with a lot of wildlife and friendly neighbours. It strikes the perfect balance between feeling tranquil and being part of everything Terrington St Clement offers.

















INFORMATION



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.

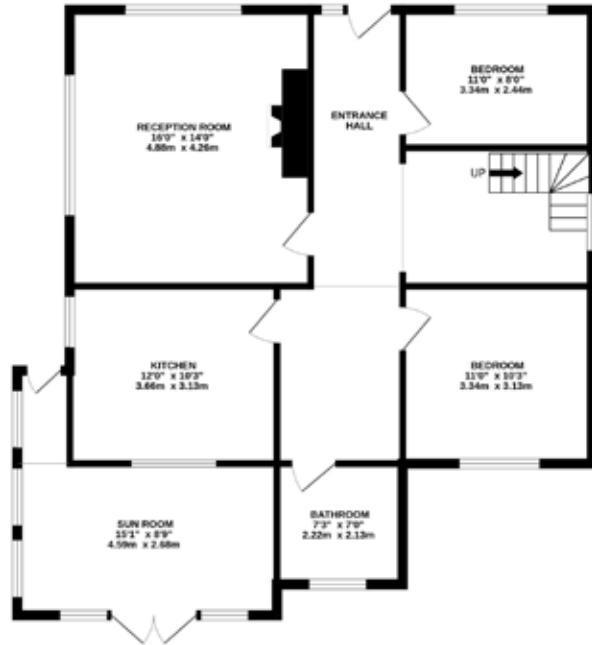
Services, District Council

Electric Storage Heating, Mains - Water & Drainage
Kings Lynn and West Norfolk Borough Council
Council Tax Band A

Tenure

Freehold

GROUND FLOOR
984 sq.ft. (91.4 sq.m.) approx.



1ST FLOOR
423 sq.ft. (39.3 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 1407 sq.ft. (130.7 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.
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