



THE STORY OF

The Poplars

Terrington St. Clement, Norfolk

SOWERBYS

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The Poplars

Long Road, Terrington St. Clement,
Norfolk, PE34 4JN

Detached, Equestrian Family Home

Two Reception Rooms with Fireplaces

Kitchen/Breakfast Room

Ground Floor Bathroom

Three Double Bedrooms

Five Acre Plot (STMS)

Stables, Indoor Arena and Tack Room

Solar Panels

Edge of Village Location

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“The perfect, rural family home.”

Over the past nine years, The Poplars has been updated and the equestrian facilities have been improved substantially to create an ideal space for equestrian enthusiasts.

Situated down a quiet lane, this three bedroom detached property has been the ideal family home. Being equestrian minded people themselves, our sellers have thoroughly enjoyed their time here but it is time for their next chapter.

Through the front door, the lovely entrance hall gives access to the two reception rooms and the kitchen/

breakfast room. The two reception rooms to the front of the property are very similar in size, both with high ceilings, fireplaces and large windows which flood the rooms with natural light.

The kitchen/breakfast room has become the heart of this home, a great space to do the cooking whilst socialising with family and friends, with easy access onto the garden room.

Moving to the upper level, the landing gives access to the three bedrooms, all of which are double in size and benefit from superb views over fields.





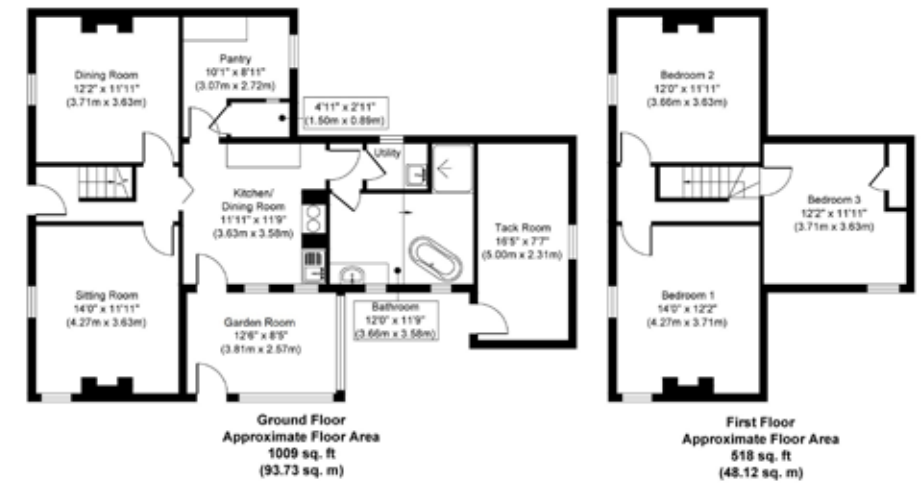
Nestled on a plot extending to approximately five acres (STMS), the outside space is ideally equipped to cope with equestrian needs and there is also plenty of space for the family to enjoy too. To the front there is a large driveway which leads to the carport and provides ample parking. The vehicular access to the stables, fields and indoor arena is via a separate drive, which is located to the side of the property.

A loving home, great equestrian facilities and little to no neighbours, this is the perfect rural family home.





(Outbuildings are not shown in their actual location)



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. Clement

IS THE PLACE TO CALL HOME



Claimed to be the largest village in the county, the area backs onto the marshland of West Norfolk, where King

John's crown jewels were said to be lost back in 1216.

Today the community comes together to make the most of the 14th century church, a primary and secondary school and everyday conveniences. The village has various shops, two doctors' surgeries, two pubs, two excellent schools - one primary and one secondary, and the church of St Clement, which is known as the Cathedral of the Fens.

There is a half-hourly bus service to the historic market town of King's Lynn, which is approximately five miles away and has a good range of shops and superstores. For the

keen-golfers there are courses at King's Lynn, Middleton Tydd St Giles and slightly further away are the challenging links courses of Hunstanton and the Royal West Norfolk at Brancaster.

With Cambridge, Peterborough and Norwich all within an hour's drive and a direct rail line into London King's Cross arriving in the capital in just 1 hour 40 minutes, King's Lynn continues to attract a growing number of professionals seeking an easy commuter route. It's easy to see the appeal of this central location with a clutch of high street retailers and independent restaurants in the town's Vancouver Centre. The Majestic Cinema and King's Lynn Alive Corn Exchange are the place to catch a film or show, or check out what's on at St George's Guildhall, the UK's largest surviving medieval guildhall, today a vibrant arts centre.



Note from Sowerbys



Paddocks

“Take in the views over the fields and watch your horses enjoy the paddocks.”

SOWERBYS



SERVICES CONNECTED

Mains water and electricity, with electricity to the stables and barn with surface. Drainage to septic tank. Heating via oil fired central heating and a solid fuel Rayburn, which is linked to the heating system.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

F. Ref:- 0361-3018-3203-0682-1200

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: ///mirroring.spare.openly

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