



Coastguard Cottages
Ongar Hill | Terrington St Clement | Norfolk | PE34 4JF

EXCEPTIONAL RURAL SETTING



This wonderfully adaptable family home offers plenty of flexible living accommodation. If you're looking for a rural lifestyle close to the coast, this property serves as an exceptional retreat, while also being conveniently located close to the many amenities available in the village of Terrington St Clement. Boasting six generous double bedrooms, three large reception rooms and a substantial wrap around garden, this much-loved family home is well deserving of a place on your viewing list.



KEY FEATURES

- Formerly two Cottages converted into a large family home
- Flexible and spacious living accommodation
- Six spacious double Bedrooms one of which is on the ground floor
- Three fantastic sized Reception Rooms
- Newly fitted Kitchen Breakfast Room
- Large Games Room and Bar area perfect for entertaining
- Substantial Garden area and large patio idea for alfresco dining
- Plenty of private Off-Road Parking on the large drive
- Rural location offering wonderful views out to unspoilt countryside
- Total Accommodation extend to 1,843sq.ft

What A Spot!

The location of this former coastguard's cottage is second to none, as the owner explains, "We have lived here happily for 10 years and never get tired of the location. The garden wraps 360 degrees around the property and has wonderful views of the countryside, which means we get to enjoy uninterrupted views of the sunset every evening."

While the property enjoys a secluded setting, it's close enough to the village centre which benefits from a great range of amenities includes a supermarket, post office, GP Surgery, primary school, high school and two charming pubs. If you're looking to explore more extensive shopping options, the vibrant market town of Kings Lynn is located just a short drive away.

Step Inside

The property was originally two separate dwellings, however, the current owners have undertaken the task of combining these two properties into a single, spacious home. The owner explains, "We bought the first cottage in 2014 and the second in 2016, with the intention of amalgamating them into one unified cottage." As a result, the property now has plenty of usable living space.

There is a large dining / sitting room which has been decoratively divided into two distinct areas, creating an open and harmonious living space. Should separate rooms be preferred, a wall could easily be replaced between the two rooms (subject to planning). The sitting room has been fitted with a cosy feature fireplace with a large wood-burning stove installed in recent years. This creates a cosy ambiance which is especially enjoyable on a chilly evening. A door from the sitting room leads to a further reception room, which is currently used as a snug.





KEY FEATURES

The room has a feature fireplace and a wood-burning stove, making it an ideal retreat for relaxing with a good book in front of a crackling fire on a cold winter evening. It is worth highlighting the versatility of this room, which could be easily purposed as an office or playroom.

Due to its triple aspect, the kitchen is generously proportioned and flooded with natural light, creating a cheerful and uplifting atmosphere. The newly installed kitchen cabinets provide plenty of storage, with soft, cream wall and base units spanning three walls. These cabinets are elegantly topped with oak worktops that offer plenty of space for meal preparation. The room also has an integrated fridge, freezer and dishwasher, as well as a ceramic sink.

A large reception room at the back of the property could be used as a ground floor bedroom if multi-generational living is a requirement of the property.

The property benefits from a downstairs shower room which was fitted last year by the current owners. Adjoining this is a utility room which provides plenty of additional storage space and room for white goods. A ground floor study completes the accommodation on this level.

The first floor of this superb home offers five, sizeable double bedrooms. The principal bedroom boasts an ensuite shower room, while the second bedroom features an ensuite cloakroom with WC and handbasin.

The current owners have recently updated the family bathroom to include a sumptuous roll top bath and two Victorian style handbasins. This room is beautifully decorated with stylish flooring, classic wall colours and a traditional high-level toilet with overhead cistern.

























INFORMATION



Step Outside

The large plot is predominantly laid to lawn, with a diverse range of trees interspersed throughout. The garden offers plenty of potential and space for keen horticulturalists eager to create the garden of their dreams or equally a large area for children to enjoy.

The garden is a welcome haven to local wildlife, as the current owner explains “We get lots of wildlife in the garden, including pheasant, partridge, goldfinches, robins and deer.” In addition to the main house, there is an external, timber-clad outbuilding where the owners have created a fantastic games room with a bar area, providing a fun place to entertain guests. There is also additional outside storage and a further brick-built utility room with cabinets, water and electric. Once more, this area affords versatility to cater to your requirements and could be transformed into an office space.

A summer house further down the garden provides a useful changing area when using the jacuzzi hot tub, which is being offered with the property. Its sheltered position beneath the summer house roof ensures usability, even during inclement weather.

How Far Is It To...

Terrington St Clement is only a 12-minute drive to the well-served historic market town of Kings Lynn which offers an extensive range of shops and amenities. Kings Lynn has good transport links and operates a direct rail connection to London King’s Cross.

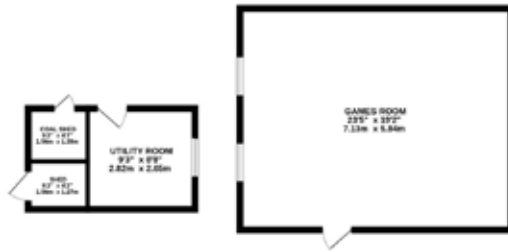
Services, District Council

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Kings Lynn and West Norfolk District Council
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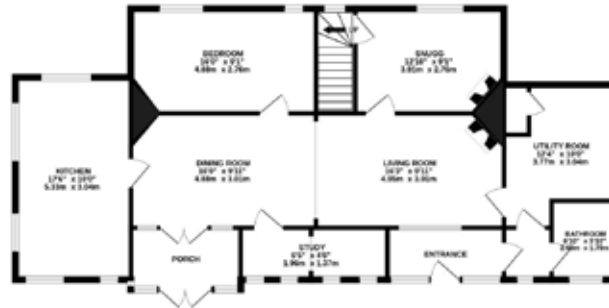
Tenure

Freehold

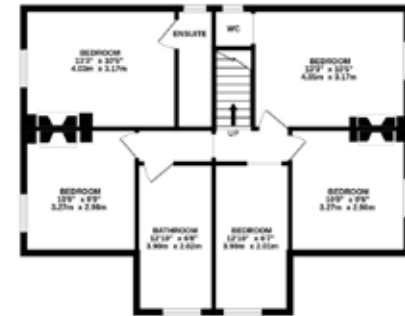
BASEMENT
0 sq.ft. (0.0 sq.m.) approx.



GROUND FLOOR
1099 sq.ft. (102.1 sq.m.) approx.



1ST FLOOR
745 sq.ft. (69.2 sq.m.) approx.



SQ.M DOES NOT INCLUDE OUTBUILDINGS

TOTAL FLOOR AREA : 1843 sq.ft. (171.3 sq.m.) approx.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

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