



THE STORY OF

# Kilmovee

*Terrington St. Clement, Norfolk*

SOWERBYS

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Hay Green Road South, Terrington St. Clement, Norfolk  
PE34 4PU

Guide Price: £475,000 to £500,000

Detached Family Home

Four Upstairs Bedrooms with an En-Suite and  
Dressing Room to the Principal Bedroom

Ground Floor Bedroom and Wet Room Facilities

Spacious Sitting Room and Log Burner

Open-Plan Kitchen/Dining Room

Separate Dining Room/Home Office

In-and-Out Drive and Ample Off-Road Parking

Fully Enclosed Rear Garden

Peaceful and Quiet Location, with Good Road Links

SOWERBYS KING'S LYNN OFFICE

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“Kilmovee has been  
my much-loved family home.”

Since being purchased in 1997, Kilmovee has undergone extensive expansion to transform it into an ideal multi-generational family home. Now, as its custodians shift towards downsizing, this property eagerly awaits a new owner to embrace it as their forever home.

A home which impresses as soon as you see it, step inside and be welcomed with a sense of space - along with a brightness which helps charm you.

The heart of this home has always been its open-plan kitchen/dining room, a cherished gathering place for the current owners and their family, where countless joyful moments and cherished memories have been shared.

Another beloved area is the sitting room which has been a sanctuary of brightness and airiness, adorned with dual aspect windows which bathe the space in natural light. The addition of a log burner fills the room with a cosy charm, offering you the perfect retreat during late evenings.

Through years of thoughtful renovation, what was once a garage has been transformed into a ground floor bedroom with an en-suite wet room. Catering perfectly to multi-generational living this is the perfect place who older members of the family, or a teenager relishing more freedom and responsibility.

The ground floor is completed with a formal dining room, utility room, and cloakroom.



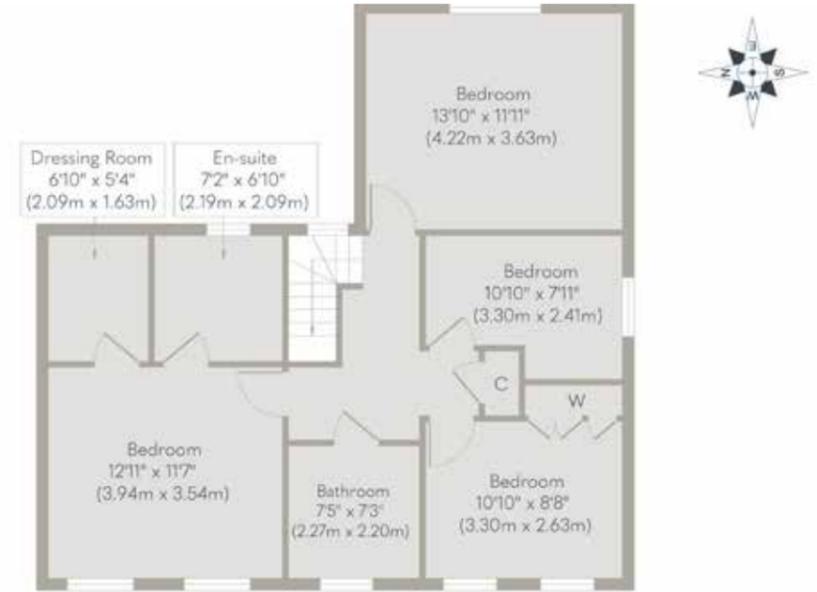


Heading upstairs and the landing leads to four additional bedrooms and a family bathroom. Three generously sized double bedrooms grace this floor, with the principal bedroom boasting both its own en-suite and dressing room.

Outside, tranquillity pervades the surroundings. The expansive in-and-out driveway provides ample parking, with additional space available for a mobile home. The rear garden is a sanctuary, featuring a spacious patio, perfect for summer barbecues, surrounded by mature trees and shrubs which offer a sense of seclusion, whilst the lawn provides ample space for garden games.

When you're thinking of a family home, one nestled in an idyllic location with multi-generational versatility, you'd easily picture a property like Kilmovee - one which could be your dream forever home.





First Floor  
Approximate Floor Area  
737 sq. ft  
(68.4 sq. m)



Ground Floor  
Approximate Floor Area  
935 sq. ft  
(86.8 sq. m)

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 the Vendor



“We’ve loved visiting the surrounding area, including the historical Castle Acre.”

THE VENDOR



SERVICES CONNECTED

Mains water and electricity.  
Drainage to a septic tank. Oil-fired central heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

D. Ref:- 8768-7920-6399-8038-3992

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: ///zoos.sourcing.bloodshot

AGENT'S NOTE

A covenant means you are unable to keep live stock in the garden.

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.

# SOWERBYS



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