



THE STORY OF

Heron House

Terrington St. Clement, Norfolk

SOWERBYS



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Heron House

42A Popes Lane, Terrington St, Clement
Norfolk, PE34 4NT

Highly Versatile Family Home

Self-Contained Bungalow Annexe

Extending to Over 4500 Sq. Ft. in All

Five Bedrooms to the Main House
and Two in the Annexe

Versatile Living Spaces Perfect for
Families and Entertaining

Stunning Principal Bedroom
Suite with Juliet Balcony

Grounds of Approx. 1.25 Acres (STMS)

Multiple Outbuildings, Workshop,
Garaging and Summerhouse

Solar PV and Oil Fired Central Heating

SOWERBYS KING'S LYNN OFFICE

01553 766741

kingslynn@sowerbys.com





Situated in the well-served village of Terrington St. Clement with a broad range of amenities available locally, this impressive family home enjoys an enviable plot extending to 1.25 acres (STMS). Set back from Popes Lane behind a brick walled boundary the property is approached via a spacious block paved driveway providing an excellent degree of off-road parking for multiple vehicles.

This spacious family home extends to over 4500 sq.ft. of living accommodation, annexe and outbuildings, having been extended and improved by the existing owners over the past 10 years or so. Most recently, above the carport to create a delightful principal suite, complete with an array of built-in storage, a stunning ensuite complete with walk-in shower and a must have Juliet balcony to take in the views to the rear aspect. In addition, the stunning bespoke kitchen features not just one, but two islands topped with black quartz and with a host of appliances – a great space for family gatherings and entertaining friends alike!





The house has so many gorgeous spots...being cosy by the log burner in winter.





To the rear of the main house, you will discover a fully self-contained two bedroom bungalow annexe. Highly versatile for a range of uses or multi-generational living should one require. Adjoined to the annexe, you will find a double garage/workshop and a store which could be further converted into additional living space subject to the necessary consents.



A timber framed outbuilding provides space for a hot tub and changing facilities servicing the semi-sunken pool. Additional storage is provided by the drive-through carport to the side of the main home.

Finally the grounds extend to the rear of the annexe/garage in the form of a meadow with a range of fruit trees.







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.

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Terrington St. Clement

PICTURESQUE COUNTRYSIDE AND
COMMUNITY SPIRIT

A charming village located in the picturesque county of Norfolk. Offering a blend of rural charm and community spirit, it's an ideal spot for those looking to enjoy a peaceful lifestyle while staying connected to nearby towns.

This village features a friendly and welcoming atmosphere, making it perfect for families, retirees, and young professionals alike. Residents benefit from a range of local amenities including shops, a primary school, and recreational facilities. The presence of local parks and green spaces provides opportunities for outdoor activities and community events.

Terrington St. Clement enjoys good transport links, with easy access to larger towns such as King's Lynn, just a short drive away. The village is conveniently located near the A17, which connects to several major routes, making commuting straightforward.

Approximately 6 miles away, King's Lynn offers a wider range of shopping, dining, and entertainment options. The town features beautiful historic sites, theatres, and a lively market culture. Around 10 miles away, Wisbech boasts its own unique charm with seaside attractions, parks, and a selection of restaurants and shops.

Residents can enjoy various leisure activities, from walking and cycling in the surrounding countryside to fishing in nearby rivers. Local clubs and groups cater to various interests, from sports to crafts, providing ample opportunity to meet new people.

Living in Terrington St. Clement offers a tranquil lifestyle with the added convenience of towns nearby. With its vibrant community, local amenities, and beautiful natural surroundings, it's a great place to call home in Norfolk.



Note from the Vendor



"I've loved going for an evening walk around the orchard and relaxing in the garden on a sunny morning."



SERVICES CONNECTED

Mains water, electricity and drainage.

Oil-fired central heating to main residence and electric heating to annexe.

COUNCIL TAX

Band E.

Band A.

ENERGY EFFICIENCY RATING

C. Ref:- 9491-3944-5202-0084-8204

D. Ref:- 9390-2869-7420-2994-1415

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: ///fastening.roofer.darts

AGENT'S NOTE

The main annexe is separately rated for council tax, band A - The owners inform us that they currently qualify for an exemption.

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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Journey

 St Martins
more than a home
for the homeless

 mind
Norfolk and
Waveney

 Cancer
Charity
— EST. NORFOLK 1983 —

 East Anglian
Air Ambulance

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Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

