



THE STORY OF

144 Rhoon Road

Terrington St. Clement, Norfolk

SOWERBYS



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Terrington St. Clement, Norfolk
PE34 4HZ

Superb Victorian-Era Farm Cottage

Three Bedrooms

Approx. 913 sq. ft. of Accommodation

Peaceful Rural Setting

Far-Reaching Field Views

Two Reception Rooms with Open Fireplaces

Separate Study/Home Office

Characterful Restored Interiors

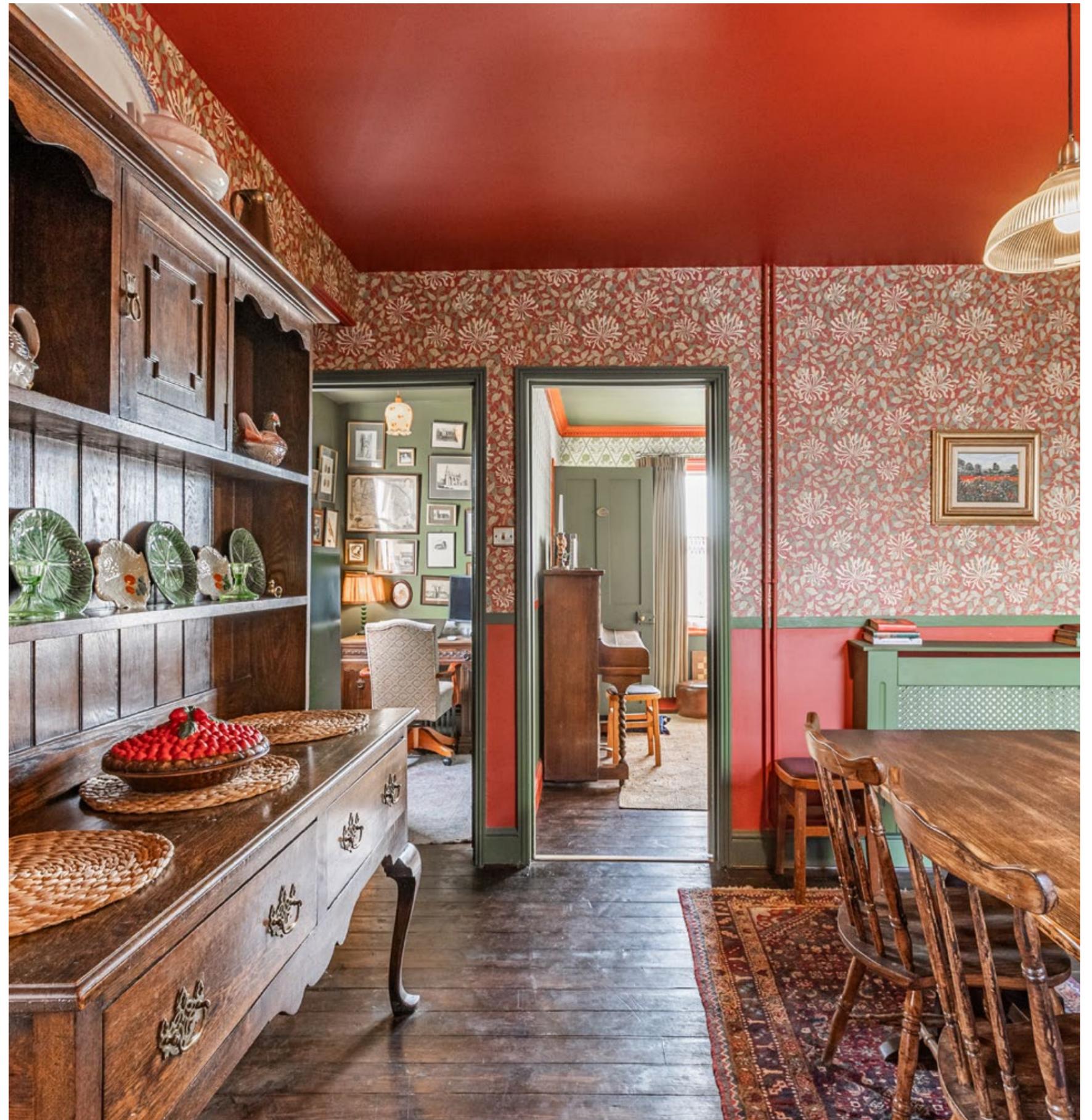
Generous Gardens

Easy Reach of Local Amenities and King's Lynn

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Set along a quiet country lane with wide skies and open farmland all around, this quintessential Victorian-era farm cottage sits on the periphery of the highly regarded village of Terrington St. Clement. 144 Rhoon Road is a characterful three-bedroom semi-detached home offering approximately 913 sq. ft. of accommodation, generous outside space and a wonderfully peaceful rural setting.

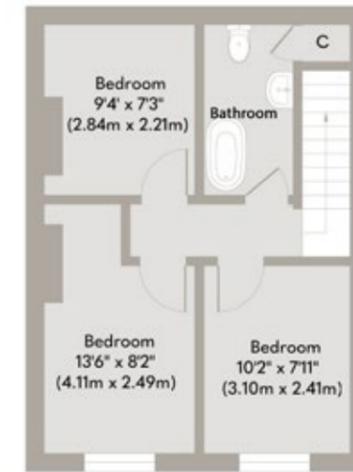
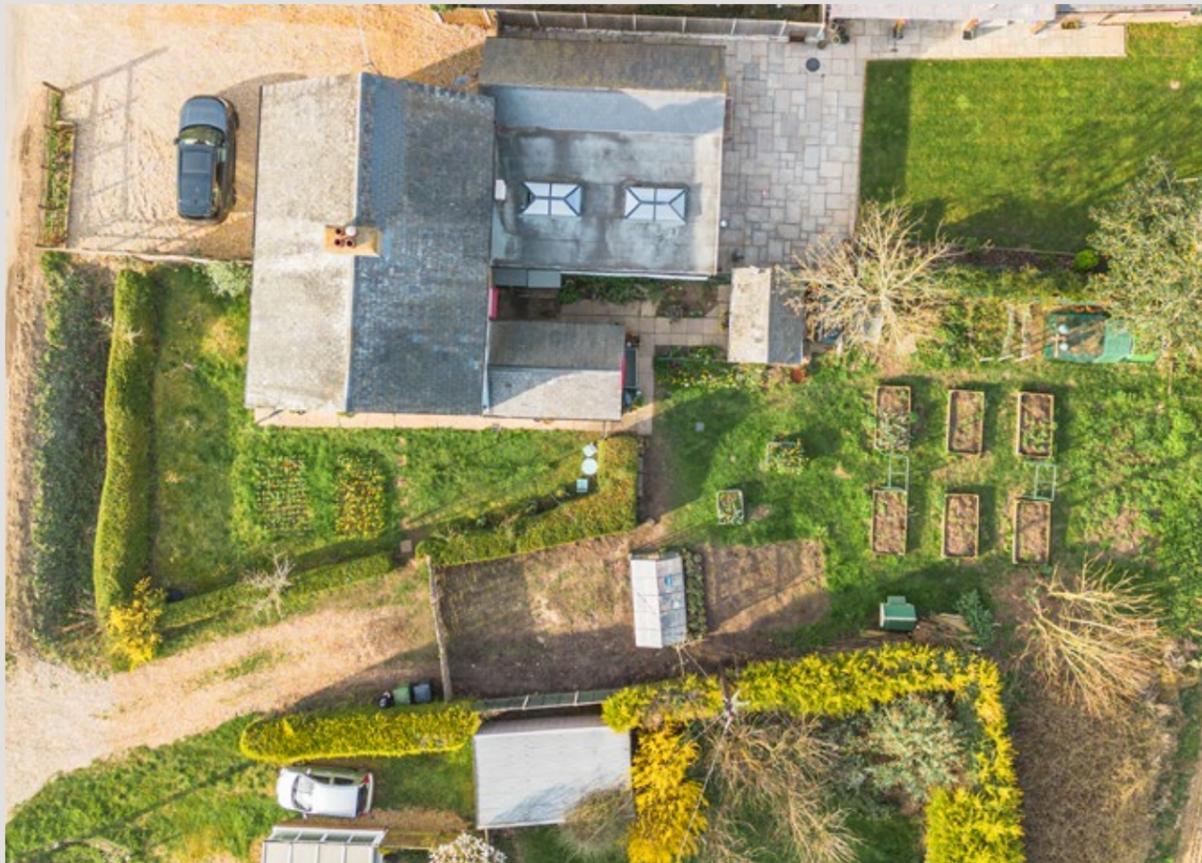
Inside, there is an immediate sense of warmth and personality. Over the last four years, the current owner has lovingly restored the home's original character, creating interiors that feel cosy, colourful and calming in equal measure. The sitting room and dining room are both wonderfully inviting spaces, each centred around a fireplace and designed for slower moments - whether that is curling up with a good book or gathering family and friends around the table for long, relaxed suppers. A separate study offers flexibility for home working or hobbies, while the kitchen to the rear looks out towards the garden and the countryside beyond.

Upstairs, three bedrooms are served by a family bathroom, with the layout offering a practical balance for everyday living.

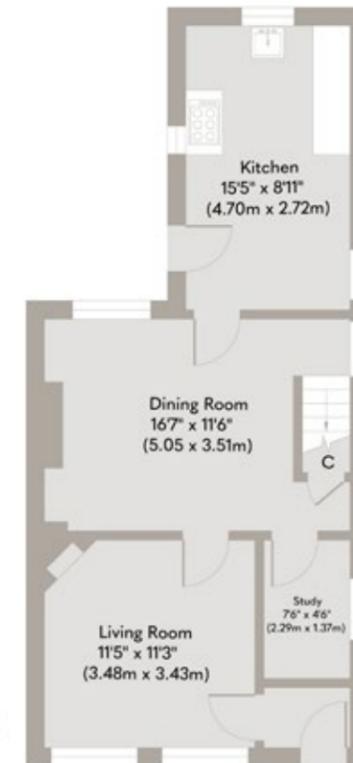
Outside, the gardens are a real delight, with space to grow, potter and unwind, all framed by far-reaching field views. It is easy to see why the owner has loved waking here each day: golden sunrises to the rear, birdsong in the morning air and, by evening, beautiful purple-toned sunsets across the surrounding landscape.

Life here is as much about the setting as it is the house itself. The nearby sea wall walk at Ongar Hill offers tranquil walks and glorious panoramic views, while Terrington St. Clement is known as a large and lively marshland village surrounded by rich reclaimed farmland. The village sits around seven miles west of King's Lynn and offers a range of day-to-day amenities.





First Floor
Approximate Floor Area
386 sq. ft
(35.86 sq. m)



Ground Floor
Approximate Floor Area
527 sq. ft
(48.95 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.

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Terrington St Clement

A HISTORIC VILLAGE
IN WEST NORFOLK

Claimed to be the largest village in the county, Terrington St. Clement backs onto the marshland of West Norfolk, where King John's crown jewels were said to have been lost back in 1216.

Boasting various shops, two doctors' surgeries, two pubs, and two excellent schools—one primary and one secondary. The Church of St Clement, known as the Cathedral of the Fens, stands prominently.

There is a half-hourly bus service to the historic market town of King's Lynn, approximately five miles away, offering a good range of shops and superstores. For keen golfers, courses are available at King's Lynn, Middleton Tydd St Giles, and slightly further afield 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 to London King's Cross taking just 1 hour and 40 minutes, King's Lynn continues to attract a growing number of professionals seeking an easy commuter route. The central location appeals with a selection of high street retailers and independent restaurants in the town's Vancouver Centre. The Majestic Cinema and King's Lynn Alive Corn Exchange are popular spots for catching a film or show, while St George's Guildhall, the UK's largest surviving medieval guildhall, is now a vibrant arts centre.



Note from the Vendor



“Waking up to views across the fields has been such a joy and helps to start each day with a sense of calm, peace and quiet.”



SERVICES CONNECTED

Mains water and electricity. Oil fired central heating.
Drainage via septic tank.

COUNCIL TAX

Band A.

ENERGY EFFICIENCY RATING

E. Ref:- 8800-5949-0922-7103-3823.

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: ///blaring.swarm.surprise

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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