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ESTATE AGENTS

83 The Old Plough House
Hay Green Road South
Terrington St Clement
King's Lynn
Norfolk
PE34 4PU

£599,995

Situated within the well-served and popular village of Terrington St. Clement, the home enjoys a generous plot approaching two acres. The accommodation is well-presented throughout and comprises a welcoming sitting room with a feature gas fire, a traditional dining room, and a beautifully appointed modern kitchen with integrated appliances. The ground floor includes a separate utility room, a contemporary family bathroom, and an additional shower room with WC. A bright sunroom opens onto the garden and leads to a private patio area complete with a hot tub. Upstairs, there are three tastefully decorated bedrooms along with an additional WC. The external features are particularly noteworthy and offer potential for a wide range of uses. A large detached garage/workshop with power provides excellent storage or workspace, while a converted outbuilding houses a gym, games room, kitchen area, and a substantial storage room. Additionally, there are well-maintained stables and areas previously laid out as paddocks, making this an ideal proposition for equestrian buyers or those seeking land for leisure or hobby farming. A secure, gated driveway offers ample off-road parking for multiple vehicles. The size of the plot also

- Three Bedroom Detached House
- 2 Acre Plot (STMS)
- Rural Location
- Garage & Workshop
- Outbuilding with Annexe Potential
- Field Views To Front & Rear
- Off Road Parking For Numerous Vehicles
- Two Reception Rooms & Garden Room
- Oil Central Heating & Double Glazing



Entrance Hall

Entrance door, tiled flooring, storage cupboard, stairs to first floor, window to side aspect, doors leading to

Lounge

15' 08" x 15' 00" (4.78m x 4.57m) Carpeted, bay window to front aspect, radiator, electric fireplace

Dining Room

13' 09" x 11' 02" (4.19m x 3.40m) Carpeted, window to front aspect, radiator

Kitchen

13' 07" max x 13' 09" max (4.14m x 4.19m) Tiled flooring, inset spotlights, range of base and wall cabinets, worktops, ceramic sink with mixer tap over, pantry cupboard, LPG range cooker with extractor over, integrated fridge/freezer, integrated dishwasher, integrated microwave

Utility

8' 00" x 5' 02" (2.44m x 1.57m) Range of base cabinets, space and plumbing for washing machine, space for tumble dryer, steel sink with tap, door leading to rear garden, window to rear and side aspect

Shower Room

6' 02" x 3' 09" (1.88m x 1.14m) Tiled floor and tiled walls, walk in shower cubicle with rainfall shower over, vanity unit with hand basin and low level flush w/c, inset spotlights

Family Bathroom

9' 00" x 4' 08" (2.74m x 1.42m) Tiled flooring and tiled walls, panelled bath, towel radiator, large vanity unit providing storage, inset hand basin and low level flush w/c, window to side aspect

Garden Room

13' 05" x 10' 11" (4.09m x 3.33m) Tiled Floor, patio doors leading to rear patio, radiator

Landing

Carpeted, loft access, doors leading to

Bedroom One

13' 06" x 11' 08" (4.11m x 3.56m) Carpeted, window to front aspect, built in wardrobes with surround, radiator

Bedroom Two

12' 08" x 11' 01" (3.86m x 3.38m) Carpeted, radiator, window to front aspect, built in wardrobes with sliding doors

Bedroom Three

10' 06" x 07' 11" (3.20m x 2.41m) Carpeted, window to side aspect, radiator, built in wardrobes

W/C

5' 02" x 3' 01" (1.57m x 0.94m) Tiled floor, low level flush w/c, window to side aspect

External

This property boasts off-road parking to the front, with further secure parking behind elegant iron gates. The generous outdoor space includes a beautifully tiled patio area—ideal for relaxing or entertaining on summer evenings—which also features a luxurious hot tub. Beyond the patio, the property opens up to approximately 2 acres of lawned grounds, enjoying uninterrupted field views to both the front and rear, offering a true countryside lifestyle.

Garage/Workshop

32' 11" x 19' 05" max (10.03m x 5.92m) Up and Over garage door, power and lighting, range of base and wall cabinets

Outbuilding

Store Room - 09'11 x 09'08 - Entrance door, tiled floor, storage unit

Gym - 20'08 x 15'00 max - Laminate floor, range of base cabinets, Air Con, lighting and power

Games room/Garage - 22'09 x 10'03 - Tiled floor, electric roller door, Air Con, lighting and power

Kitchen - 07'01 x 10'03 - Range of base and wall cabinets, steel sink with tap, space for washing machine

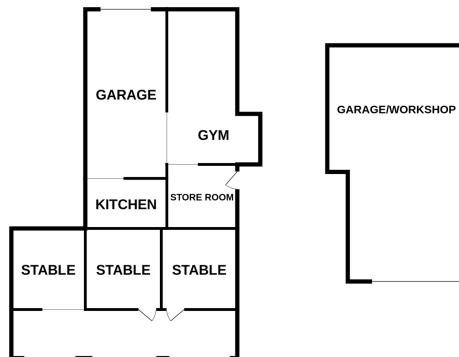
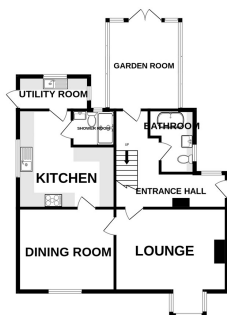
Stable Block - 3 Separate stable rooms each measuring 11'04 x 10'08 (approx)

Council Tax - D

EPC - D



GROUND FLOOR
2736 sq.ft. (254.1 sq.m.) approx.



1ST FLOOR
424 sq.ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA : 3160 sq.ft. (293.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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18-20 King Street, King's Lynn, Norfolk, PE30 1ES

Tel: 01553 775151 Email: kingslynn@millsopps.com www.millsopps.com