



Wood House
Kings Lynn | Norfolk | PE30 1ET

DOUBLE IDENTITY



A Georgian property, originally one of the many merchant houses built along the West Norfolk town's riverside, has been divided into two with a two bedroomed, four reception roomed house on the ground floor, in the basement and upstairs at the front, with a two - possibly three - bedroomed apartment on the first and second floors at the back.

The old hanseatic port of King's Lynn with a beautiful historic quarter, is a thriving town with a train station (direct line to London Kings Cross), schools, independent and high street shops, sports and leisure facilities as well as Arts and Music Festivals. The town is within easy reach of Sandringham estate with its woods to explore, and a little further on, the seaside with its miles of unspoilt sandy beaches.







- Grade II Listed Georgian property located in the Historic quarter of the Town
- Sitting Room, Dining Room, Breakfast Room, Kitchen and Wet Room
- Two Bedrooms to the first floor plus family Bathroom
- Adjoining Two Bedroom Annexe with Sitting Room/Kitchen and Bathroom
- Small Courtyard Garden plus Off Street Parking
- Easy walking distance of the Town's amenities
- Total Accommodation extends to 2910sq.ft

Woodhouse, or number 17 King Street, is a beautiful, terraced house close to the River Great Ouse before the estuary opens out into The Wash. In between the iconic C17th Custom House on Purfleet Quay – “one of the most perfect buildings ever built” – according to the architectural historian Nikolaus Pevsner, and the large and beautiful market square, Tuesday Market, the property's vehicular entrance is under an archway down the side.

Fine Proportions and Original Features

Presented in excellent order throughout, the property retains a great deal of original features such as period fireplaces, sash windows with internal shutters, old floorboards and flagstones beneath the carpets, and despite being listed and in a conservation area, it is predominantly double-glazed which not only reduces any traffic noise, but also keeps the interior warm. Typically Georgian, the room proportions are very generous with high ceilings and commodious spaces, for instance, the front reception room is over seventeen feet square, and light floods in through the large windows. Deep cornices and skirtings are a feature, and a decorative ceiling rose adds to the grandeur.



From a rather splendid entrance door in the street, fanlight above, a porch leads through double doors into a beautiful hall, archway overhead. The magnificent living room is on the right, followed by a large room currently used as a study and sewing room but would make an ideal playroom for a family or a formal dining room if

required. Moving on past an elegant staircase, you find an informal dining or breakfast room that links with the kitchen at the back. Laid with lovely travertine floor tiles there is much space and light, and original fitted cupboards flanking a chimney breast.

The back door opens into this area where the kitchen is fitted with Shaker-style units topped with glossy black granite worktops housing an eye-level, electric double oven and a large, gas hob. The property is on mains gas with an underfloor heating system laid in the breakfast room. In the corner of the kitchen a wet room also contains a WC.

Charming Space in the Basement

Underneath the main stairs, another set takes you down to a rather delightful, fully refurbished basement room with quirky niches, and a window below ground level to the side. The room has a television point and is set out with the owner's sofas on new hard flooring. "It is thought to have been a dairy kitchen which explains all the niches," says the owner. "I fitted carpet on the original stone stairs and in the hall because I have young grandchildren and didn't want them to trip over and hurt themselves – it could easily be revealed again if wished."

Two Bedrooms and Huge Bathroom Upstairs

Upstairs, two bedrooms are to the front with a huge family bathroom on the other side of the landing which contains twin basins in a large vanity unit, a Jacuzzi bath and separate shower. A glimpse of the Ouse can be caught from here with spectacular sunsets out to the west.

The Rear Apartment

The other part of the property, the apartment or annex, is accessed from a door at the back where internal stairs lead you up to a spacious kitchen/dining/living room past a large bathroom with twin basins and a shower and a separate reception room; a second set of stairs arrive at the attic floor where two double bedrooms have character with sloping ceilings and dormer windows.









“I have rented out the apartment for holiday lets,” declares the owner. “Although a two bedroom flat sleeping four people, the reception room at the back contains a sofa bed which offers visitors extra accommodation.”

Very Flexible Use of the Properties

“The use of each property could be flexible subject to the necessary permission from the council. The rooms to the front, or indeed the entire property at the front, might become some form of business such as a dental or medical practice, with the apartment either remaining as a holiday let, or for permanent residents. It would also lend itself to being a multi-generational home with perhaps a family in the main house and further members of the family in the apartment,” suggests the owner.

OUTSIDE

Private, Sheltered Courtyard

The rear of the property with its back door and the entrance to the apartment is accessed under the archway down the side where a big gate opens onto an enclosed, sheltered, private area shielded by walls and trellis and laid with Chelsea setts. “The back courtyard catches the sun from about 2pm through to the evening,” informs the owner. “A freshly built, quite large, brick shed is great for housing bikes, the barbecue and so on, and you can park your car on the paving.”



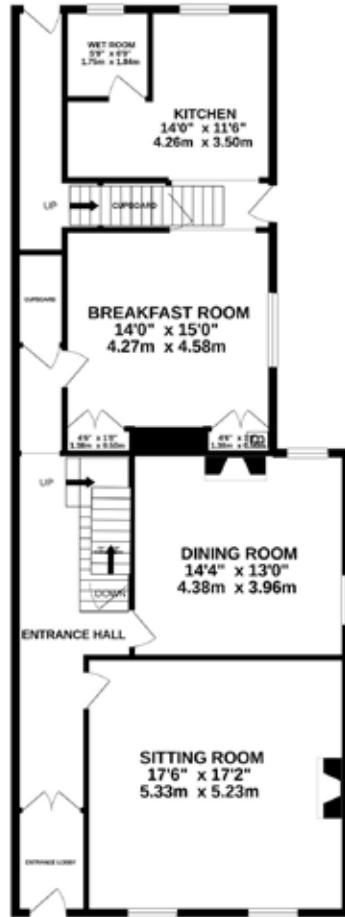




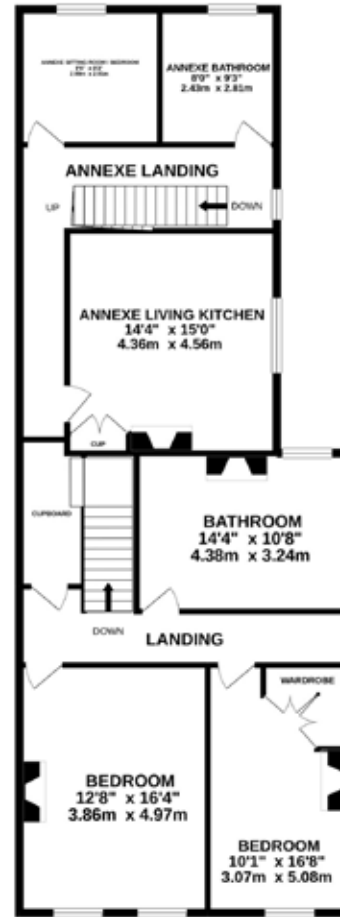
BASEMENT LEVEL
167 sq.ft. (25.5 sq.m.) approx.



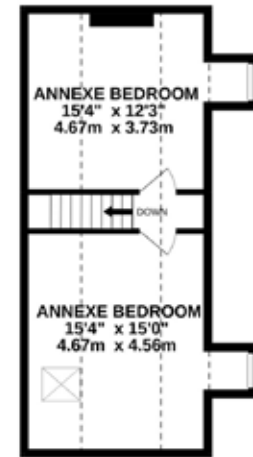
GROUND FLOOR
1293 sq.ft. (199.9 sq.m.) approx.



1ST FLOOR
1177 sq.ft. (109.4 sq.m.) approx.



ANNEXE 2ND FLOOR
384 sq.ft. (35.4 sq.m.) approx.



TOTAL FLOOR AREA : 2910 sq.ft. (270.4 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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On Your Doorstep...

King's Lynn is a sea port and market town in the ceremonial county of Norfolk. The town has two theatres, an art gallery, museums and other cultural and sporting venues. There are three secondary schools and a college, a recently refurbished shopping centre and numerous leisure opportunities.

How Far Is It To?...

The property is located in the centre of King's Lynn which has a wide variety of schools, cultural and leisure facilities plus a main line railway station with links to London King's Cross, taking approximately 1 hour and 40 minutes. The popular seaside resort of Hunstanton is only 16 miles away and the North Norfolk coast is within easy access. The Royal Estate of Sandringham is just 9 miles away. The cathedral city of Norwich lies approx. 43 miles to the South East with all the local amenities, including an airport with national and international flights.

Directions...

The property is located in King Street, in the main Town centre of Kings Lynn. For those using satellite navigation the post code is PE30 1ET

Services..

GFCH, Mains Water

Kings Lynn and West Norfolk Borough Council

The Property is Freehold



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