



TRENOWATH PLACE,
KING'S LYNN PE30 1EN

BROWN & CO

TRENOWATH PLACE, KING'S LYNN PE30 1EN

- Beautifully Restored Period Town House
- Three Generous Bedrooms, Master En-Suite and Shower Room
- Stunning Period Drawing Room with Original Ceiling Timbers and Inglenook Fireplace
- Open Plan Kitchen Breakfast and Dining Room with Hand Finished Kitchen and 30mm Quartz Worktop
- Significant Benefit of Parking for Five Vehicles
- Opportunity to Create Private Garden to Front
- Utility Room and Ground Floor WC
- Mainline Station to Ely, Cambridge and London just a Short Walk Away
- Must be Viewed to Fully Appreciate



INTRODUCTION

Brown & Co offers a rare opportunity to acquire a fully refurbished period town house with parking on Trenowath Place, King Street, in the heart of historic King's Lynn. This elegant residence is just a stone's throw from the town centre and less than a ten minute walk from the mainline station to Ely, Cambridge and London.

LOCATION

The dwelling is located in the elegant Trenowath Place, access through an archway off of the magnificent King Street in King's Lynn. Properties in Trenowath Place always create a considerable stir in the market however this property is very different from the usual apartments and cottages here. All of the towns amenities are close by including town centre and the mainline station to Ely, Cambridge and London which is less than a ten minute walk. Alongside King Street nearby are the Tuesday Market Place, Saturday Market Place and Nelson Street which are all home to some of the finest buildings in the town, English Poet Laureate Sir John Betjeman called the walk from Nelson Street, along King Street to the Tuesday Market Place the "finest town walk in the country".

THE PROPERTY

The house is a conversion of a period dwelling which in recent years had been used as a commercial property, our client has restored this handsome building back to a fine residence once more and inspection is highly recommended. The renovation works have been carried out to an exceptional standard.

Outside there is a large parking area with ample space for at least five cars. The seller has left this area open for parking however there is an easy opportunity to create some private garden space and still retain parking for 2/3 vehicles which is a rare commodity in the town.

One enters the house into a hallway with staircase and doors to a study and wonderful period reception which is bursting with character. Here there is a heavily beamed original ceiling and large Inglenock fireplace. The study leads to the utility room which also has a wc and to the kitchen and dining room is fitted with hand finished units and 30mm quartz worktop with breakfast bar. There are some pleasant features here, a bread oven and old safe are both embedded in the wall.

Upstairs there is a large master suite (approximately 30m2) with fitted wardrobe and en-suite facility. There are two other bedrooms and a family shower room, the bedrooms all interconnect if desired along with having doors from the landing.

COUNCIL TAX BAND

The property is in Council Tax Band D.

SERVICES

Mains water, drainage and electric are connected. None of these services or appliances have been tested by the agent.

AGENT'S NOTES

The agent understands the access to the property is managed by the residents associated for Trenowath Place, the vendor of the property makes a financial contribution to the upkeep of the roadway.

VIEWING PROCEDURE

Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01553 770771 / kingslynn@brown-co.com

BUYER IDENTITY CHECK

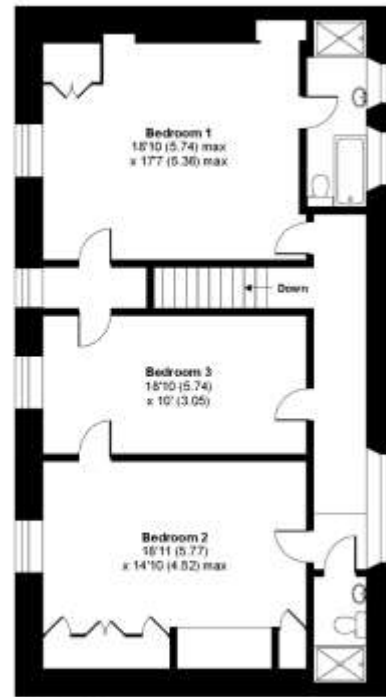
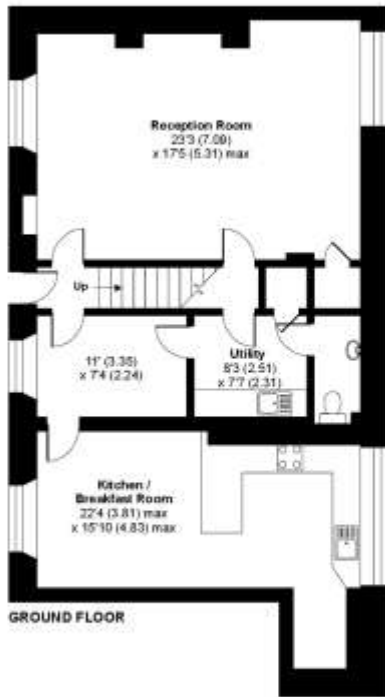
Please note that prior to acceptance of any offer Brown&Co are required to verify the identity of the buyer to comply with the requirements of The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulation 2017. Further, when a property is for sale by tender an I.D check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.



Trenowath Place, King's Lynn, PE30

Approximate Area = 2037 sq ft / 189.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © richmond 2021. Produced for Brown & Co. REF: 773337

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