



3 Hampton Court
Kings Lynn | Norfolk | PE30 5DX

FINE & COUNTRY

AT HOME WITH THE PAST



In the beautiful historic quarter of King's Lynn, in a very quiet, cobbled courtyard, a spacious apartment predominantly over two upper floors, occupies part of Hampton Court, a Grade I listed, quadrangle building dating to the fourteenth century. This much-filmed old medieval centre close to the market town's minster is steeped in maritime history, with the fishing port still being used widely today.







- A Charming Grade I Listed Apartment over First and Second Floors
- Hampton Court is a Medieval Merchants Hall with Later Additions
- Saved & Preserved in the 1960s by King's Lynn Preservation Trust who are the Freeholders
- Located within the Town's Historic Quarter off the Quayside
- Kitchen/Breakfast Room, Reception Room, 3 Double Bedrooms
- Entrance Hall to Ground Floor Storage/Gym; Bathroom, 2 WCs
- Exposed Beams and Timbers, Original Features, Fireplaces with Gas Stoves
- The Property also Benefits from having a Communal Secret Garden
- Close to Shops, Restaurants and Railway Station with Direct Links to London
- The Accommodation extends to 2,075 sq. ft

Fascinating History

Number 3 is in the earliest part, the south wing, which shows evidence of a hall-type merchant house, whilst the west and east wings were built in the latter half of the fifteenth century. The west wing was a two-storeyed brick warehouse with open arcading onto what was in those days the quay, the colonnades still visible in the pretty, communal garden, and is the only surviving example in England today. The east wing, overlooking Nelson Street, was a jettied timber-framed range probably with shops, and living quarters above. The north wing was added at the beginning of the seventeenth century and is thought to have contained a bakehouse and a brewhouse.



In the 1950s this charming building, having fallen into a state of disrepair, was bought by a private individual who began a restoration project where the street and the warehouse buildings were turned into dwellings, handing over to the 'King's Lynn Preservation Trust' who worked on the south and north wings to complete the restoration in 1960. From the street, a striking raw sienna painted brick and timber Tudor building cannot fail to catch your eye.

Generous, Light and Airy Rooms

The current owners bought the property twelve years ago and have enjoyed it as a family home for a number of those years. "From the moment we walked in, we knew it was for us – it has a lovely atmosphere, great character, and still feels like a hidden gem," she enthuses. "We are the biggest or perhaps the second biggest property in Hampton Court; the rooms are a generous size and on the ground floor at the end of the hall there's an area we have used as a gym, and for storage. Otherwise, the living quarters are on the first and second floors."

Well-Appointed Fitted Kitchen

The kitchen breakfast room is dual aspect, stretching front to back, and is fitted with units that incorporate several integrated appliances: a Miele dishwasher, a larder fridge, an under-counter freezer, a Siemens eye-level double oven, and a gas hob. "A quirky feature from the 60s is an old-fashioned built-in food mixer that opens out, then folds away again," imparts the owner. "We repainted the timber kitchen units and replaced the worktops with solid oak and put down new lino on the floor. It is very much a family space with the south-facing dining end of the room happily accommodating a kitchen table seating up to eight people."

Fine Proportions

The connecting living room is down timber steps – a spacious and elegant room with a high ceiling, two windows over the courtyard and a gas fire in the Georgian fireplace. Adjoining this is another similar sized room, also with a fireplace, which has been used as a third bedroom, and as a reception room.

Abundance of Built-in Storage

The stairs take you up to a galleried landing in the eaves where you find two further bedrooms, the bathroom and separate WC. The master bedroom is exceptionally spacious with a wall of built-in wardrobes and drawers across the gable end, and a walk-in wardrobe opposite, and enjoys a dual aspect over the courtyard as well as to the south.









Very unusual criss-cross timbers are a feature in the walls. Bedroom two is another over eighteen-foot-wide room, this time triple aspect, and has sturdy structural beams adding immense character. "There is so much built-in storage that there is barely need for free-standing furniture which gives the place a very spacious, uncluttered feel," attests the owner. "It is also a very warm house with hugely thick walls, and light and airy with the dual and triple aspect rooms."

The bathroom houses a bath, a bidet, a washbasin and has space for a washing machine, with an adjoining separate WC, and a separate airing cupboard. "Some years ago, we had permission to move the hot water tank into the loft so that we could create a shower or wet room in this space. I'm sure consent would be given again for this," the owner suggests.

Private, Quiet, Communal Garden

Outside, there is access to a communal garden behind the west wing of Hampton Court. Backing onto what was the colonnaded warehouse - the arches and columns still visible in the walls - a quiet and sheltered walled garden with a large grassy area studded with small trees, paths and sitting areas is a great boon. "It is a very private and quiet location. There is quite a lot of social activity in the courtyard with benches where residents meet for a cup of tea or a drink, especially in summer, made pretty with tubs of flowers," says the owner. "The location is fantastic being within a five-minute walk of excellent bars, cafes and restaurants along the riverside, and the Minster and centre of town. It's about ten minutes' walk to a big park, and about twenty minutes to the train station with its direct line to both Cambridge and London Kings Cross."

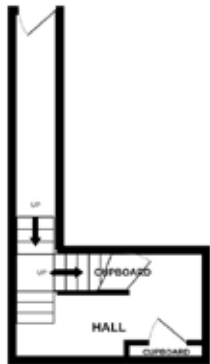
Not only are there the retail stores, sports and leisure facilities including the cinema and theatres, but Kings Lynn Festival is an Arts and Music Festival that takes place every summer, and Festival Too for popular music.



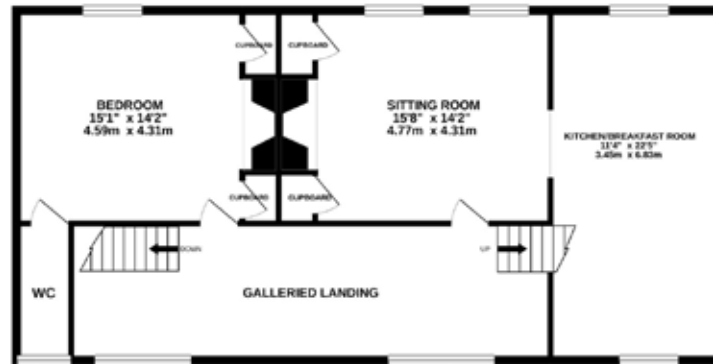




GROUND FLOOR
246 sq ft (22.8 sq m) approx.



1ST FLOOR
388 sq ft (35.7 sq m) approx.



2ND FLOOR
481 sq ft (44.7 sq m) approx.



TOTAL FLOOR AREA : 2075 sq.ft. (192.8 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.

Made with Metropix ©2021



Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. * These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent. Printed





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. Kings Lynn Festival is an Arts and Music Festival that takes place every summer, and Festival Too for popular music.

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.

Services..

GFCH, Mains - Water & Electric

Kings Lynn and West Norfolk Borough Council

The property is Leasehold - refer to agent for more details



Fine & Country Kings Lynn
Innovation Centre, Innovation Drive, Kings Lynn PE30 5BY
01553 769100

FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, Russia, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation

Fine & Country Kings Lynn
Innovation Centre, Innovation Drive, Kings Lynn PE30 5BY
01553 769100 | kingslynn@fineandcountry.com

