



3 King's Staithe Square

King's Lynn, Norfolk

SOWERBYS

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3 King's Staithe Square

King's Lynn, Norfolk,
PE30 1JE

Grade II Listed Property

Period Georgian Townhouse

Five Bedrooms

Separate Double Garage/Outbuilding

Large Reception Rooms

Impressive Quayside Views

Private Garden and Patio

Original Period Features

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No. 3 King's Staithe Square is a prominently positioned Georgian town house, situated only a short walk from the town centre.

Enjoying desirable views over the River Great Ouse, this property must be viewed to fully appreciate all that it has to offer. With spacious reception rooms bestowing original features, five double bedrooms, a beautifully landscaped garden and a double garage, this property is truly unique.

Having been a much-loved family home for many years, this impressive building would now benefit from updating throughout

however offers its new owner the opportunity to make it their own, one of a kind home.

From the moment you step inside the large welcoming reception hall, this well-proportioned space certainly sets the precedent for the rest of the property with its characterful period features and high ceilings.

Located off the reception hall is a large sitting room, where sash windows offer fine views over King's Staithe Square; original shutters and the open fireplace create a splendid ambience.



Continuing on the ground floor is a generous dining room with a feature fireplace and double french doors which open onto an enclosed lawned garden.

The kitchen/breakfast room is well-proportioned, comprising of a range of wall and base units and space for white goods.

Completing the ground floor accommodation is a utility room, storeroom, and WC.



A decorative staircase adds an essence of subtle grandeur as we journey from the main hallway to the first floor.

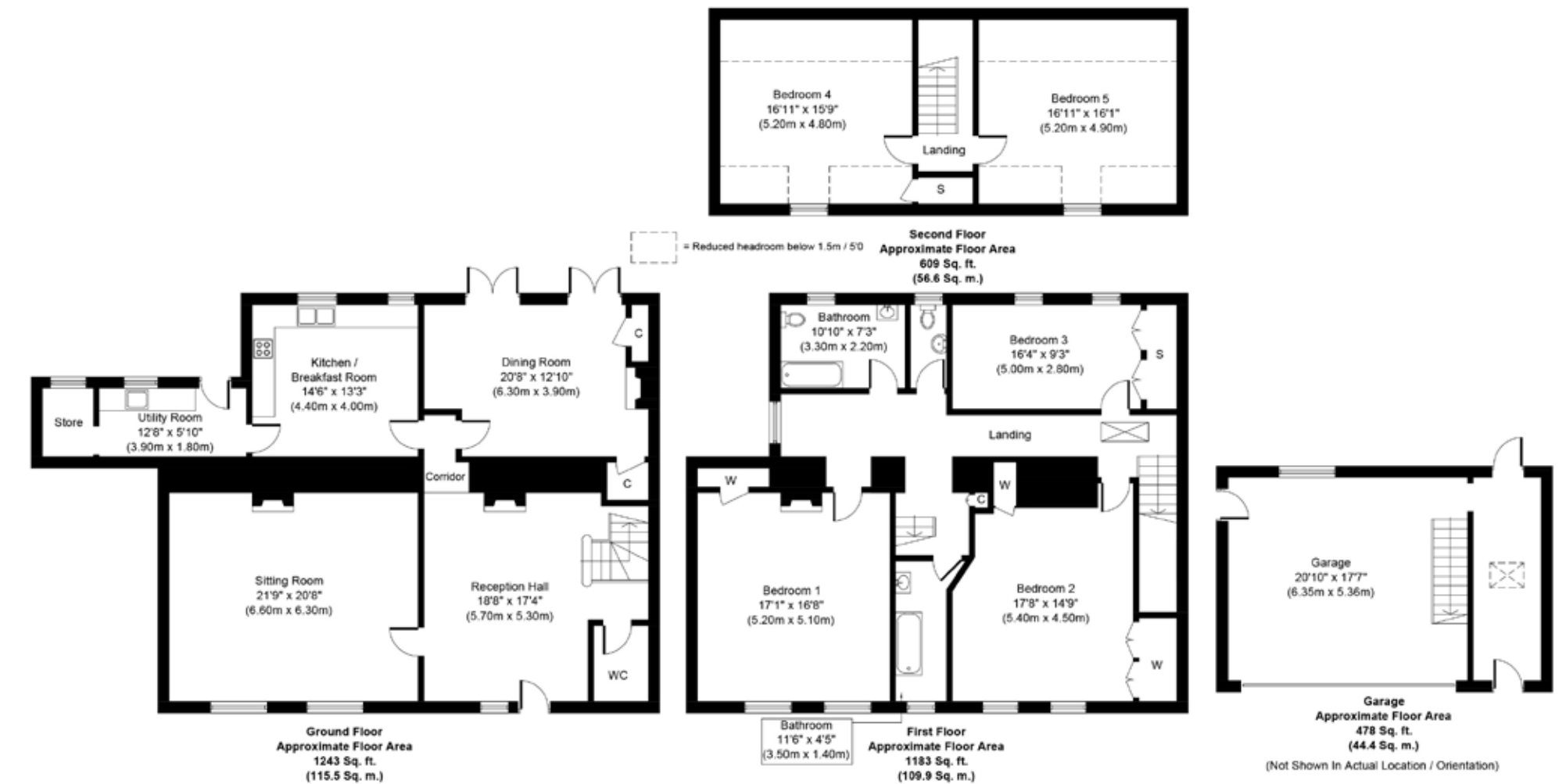
Here we find three bedrooms, two of which are particularly spacious and are positioned on the west side of the property offering impressive views over the quay and river beyond. The third has been previously utilised as a snug, which appreciates a charming outlook over the well-manicured garden.

Bedrooms four and five are located on the second floor, presenting equally spectacular elevated views of the historic water front.



Outside, 3 King's Staithe Square has been designed for low maintenance with a pleasant patio area ideal for alfresco dining, and the rest of the garden laid to lawn with flower beds and variety of shrubs creating a colour canvas all year round.

A hidden and rare gem for such a centralised location, the property also has a substantial double garage with workshop/potting shed and further storage above.



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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ALL THE REASONS

King's Lynn

IN NORFOLK
IS THE PLACE TO CALL HOME



Perched on the banks of the River Ouse, King's Lynn has been a centre of trade and industry since the Middle Ages, and its rich history is reflected in the many beautiful buildings which still line the historic quarter.

Originally named Bishop's Lynn, during the reign of Henry VIII the town was surrendered to the crown and took the name King's Lynn. During the 14th century, Lynn was England's most important port, dominated by the Hanseatic League. Although the growth of London later eroded the port's importance, ship-building and fishing became prominent industries, the latter of which is documented at True's Yard Museum.

With more than 400 listed buildings, two warehouses – Hanse House and Marriott's Warehouse – still stand in the centre of the town, along with King's Lynn Minster and Custom House. These have appeared as stars of the screen in numerous period dramas and it's not unusual to spot a camera crew and cast on location.

King Street, which runs from Tuesday Market Place to the Custom House was once known as 'Stockfish Row' for the number of fish merchants that lived there. With a listed building every 26ft, Sir John Betjeman described it as one of the finest walks in England. In 1845, there were at least ten pubs on this street alone, and although these have faded away a relatively new arrival is the WhataHoot distillery with its gin school and handmade spirits.

With Cambridge, Peterborough and Norwich all within an hour's drive and a direct rail line into London King's Cross arriving in the capital in just 1 hour 40 minutes, King's Lynn continues to attract a growing number of professionals seeking an easy commuter route. It's easy to see the appeal of this central location with a clutch of high street retailers and independent restaurants in the town's Vancouver Centre. The Majestic Cinema and King's Lynn Alive Corn Exchange are the place to catch a film or show, or check out what's on at St George's Guildhall, the UK's largest surviving medieval guildhall, today a vibrant arts centre.



SERVICES CONNECTED

Mains water, electricity, gas and drainage. Heating via gas fired central heating.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

An Energy Performance Certificate is not required for this property due to it being Grade II listed.

TENURE

Freehold.

LOCATION

What3words: ///audit.burns.unless

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.

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