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THE STORY OF
Browne, Flat 6
King's Lynn, Norfolk

SOWERBYS



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Browne, Flat 6

Lath Mansion, 15 Nelson Street,
King's Lynn, Norfolk
PE30 5DY



Grade II Listed

Two Double Bedrooms

Open Fireplace

Beautiful Grand Historic Apartment

Peaceful and Light Filled Home

Complete Renovation of Every Room

Close to Fantastic Amenties

Steeped in History

Private Off-Street Parking

Communal Walled Garden



£299,950

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“Every time I walk in through the front door I feel the luxury of being lucky enough to live here”.

With the opportunity to reside in the very heart of the Hanseatic port area of Lynn, there is an abundance of life to explore, whether it be taking in the sights and sounds of theatres, museums and even a gallery, indulging in a plethora of restaurants, bars and cafes or a refreshing sunset stroll down the quayside, there is something for everyone at all times of the year and every hour of the day.

A time capsule of ornate period features with a touch of sympathetic updating delivers a modern twist and subtle homage to its fascinating surroundings.

Over six years the present owner has carefully renovated every inch of this home and particularly enjoys spending hours in the spectacular living room with its high ceilings, Carrara marble and carved wood fireplace, sash windows and hard wood flooring and they fondly convey how “the sun streams in in the mornings” making it the ideal space for “entertaining, relaxing and working from home”.





Lath Mansion is steeped in history with connections to both its immediate surroundings, having once served as a Merchants house and office for Mr Samuel Browne, whose fleet of ships would dock to unload their goods into the warehouse behind and deeper into Norfolk with elements of its Georgian frontage added in circa 1730 drawing influence from Houghton Hall owned by Sir Robert Walpole.

“...The spectacular living room with its high ceilings and historic features, such as the ornate cornice, the Carrara marble and carved wood fireplace, sash windows and the hard wood flooring.”



From the colour choices on the walls to those of the kitchen units every aspect is a delicate nod to its locality and a bygone era, further uniquely defining this particular apartment.

The views out each of the windows offers an almost Dickensian landscape and once again the current owner shares a favourite pastime of...

“...enjoying a soak in the slipper bath in the en-suite bathroom, looking out over the rooftops to the night sky”.





I have lived in Browne apartment for almost six years now, over which time I have overseen a complete renovation of every room including new heating and electrical systems and under-floor insulation. Nelson Street is in a conservation area so thankfully the special Dickensian character of the neighbourhood remains protected and continues to attract visitors, and even filmmakers, the latest being Armando Iannucci in 2019 who filmed scenes for 'The Personal History of David Copperfield' in Nelson Street which was a real treat for us all living there.

The National Cycle Route 1 passes by Nelson Street so I love to cycle from the house through parks and countryside as far as Sandringham and on to the beaches at Heacham and Hunstanton. I can also walk straight out of the house to the river and head south for as many miles as I can manage towards Ely along the water's edge.

The Vendor





Lath Mansion is steeped in history as a Hanseatic League merchants' house and office. The merchant, Mr Samuel Browne, had six large sailing ships that docked in the river at the warehouse behind Lath Mansion. He added the Georgian frontage to the house in 1730, replicating some of the design features he observed in nearby Houghton Hall, built less than ten years before by his friend Sir Robert Walpole.

“Many books have been written about historic Kings Lynn and its medieval port area including Nelson Street and more details of the history of Lath Mansion are available to its residents and known by local historical guides.”

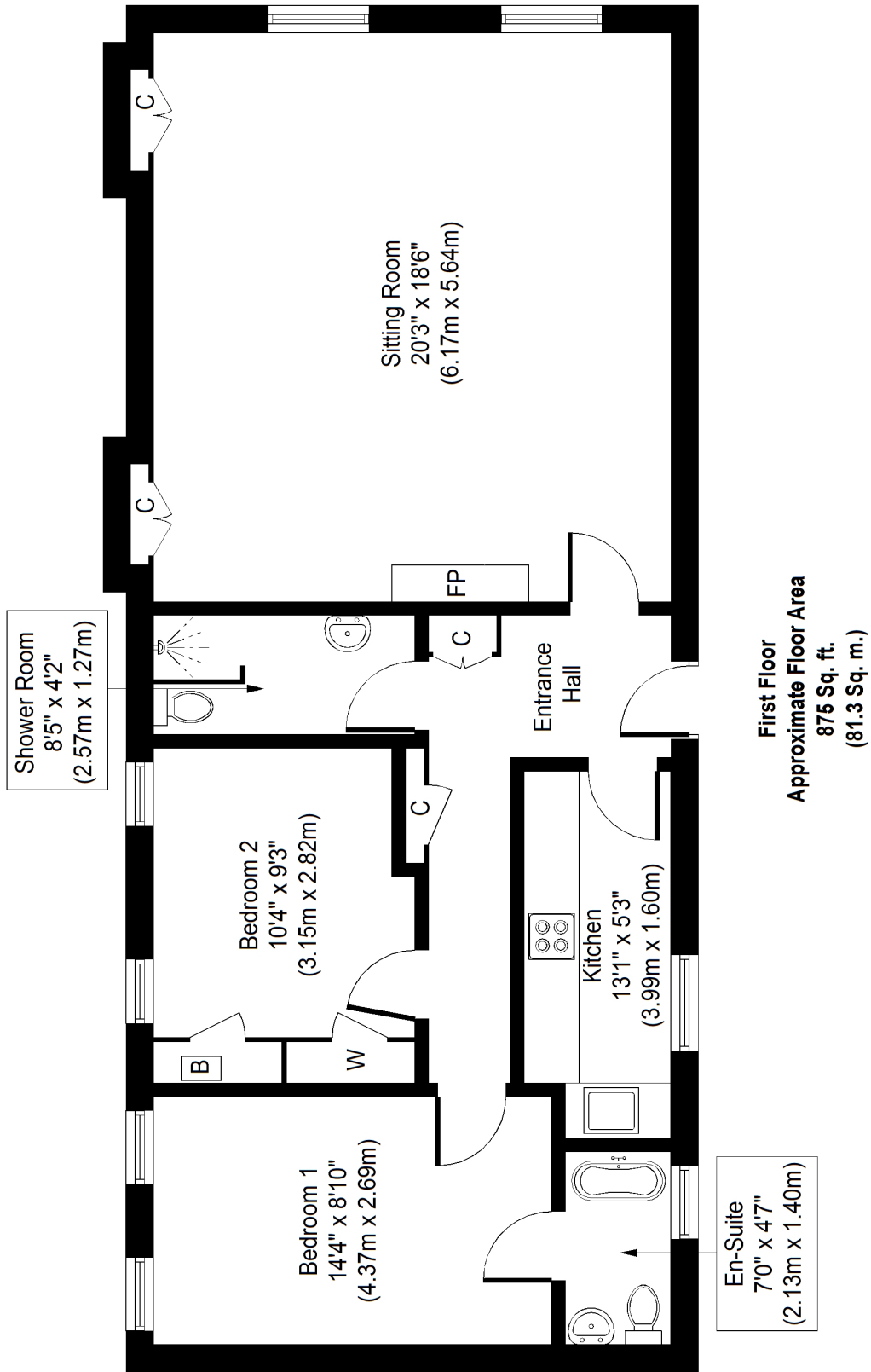
The Vendor





SOWERBYS — a new home is just the beginning





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.

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.

From new-build developments on the edge of town to elegant period homes tucked alongside historic landmarks, King's Lynn has a fabulous array of properties. A stunning cluster of Georgian architecture sits to the west of town and the streets surrounding The Walks, a Grade II listed, 17-hectare park where elegant folk once promenaded. Families still enjoy weekend walk or a Sunday concert in the park and don't miss The Red Mount, once a wayside stop for pilgrims headed to the shrine of Our Lady of Walsingham, to take in the incredible, elevated views.



King's Lynn

“I never tire of exploring is the historic Hanseatic port area of Lynn, with its riverside walks, fascinating old buildings and some great restaurants and bars.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity, drainage and gas central heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

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

TENURE

Leasehold. The remaining lease length is approximately 98 years however, the vendor is currently in the process of renewing the lease with an additional 20years.

AGENT'S NOTE

- Service charge and ground rent are currently covered by an annual payment of approximately £1,600. Access to the off-road parking is over land owned by a neighbouring property.
- Permission to keep pets is at the discretion of the freeholders.

SOWERBYS



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