

LANDLES



Viking House | 39 Friars Street | King's Lynn



Substantial (2,600sqft) 5 bedroom Georgian period town house situated in historic Friars area of King's Lynn, close to the quay and within easy walking distance of all town amenities.

Offered in very well maintained order

Private courtyard garden and includes a Garage in nearby Spencer Court.

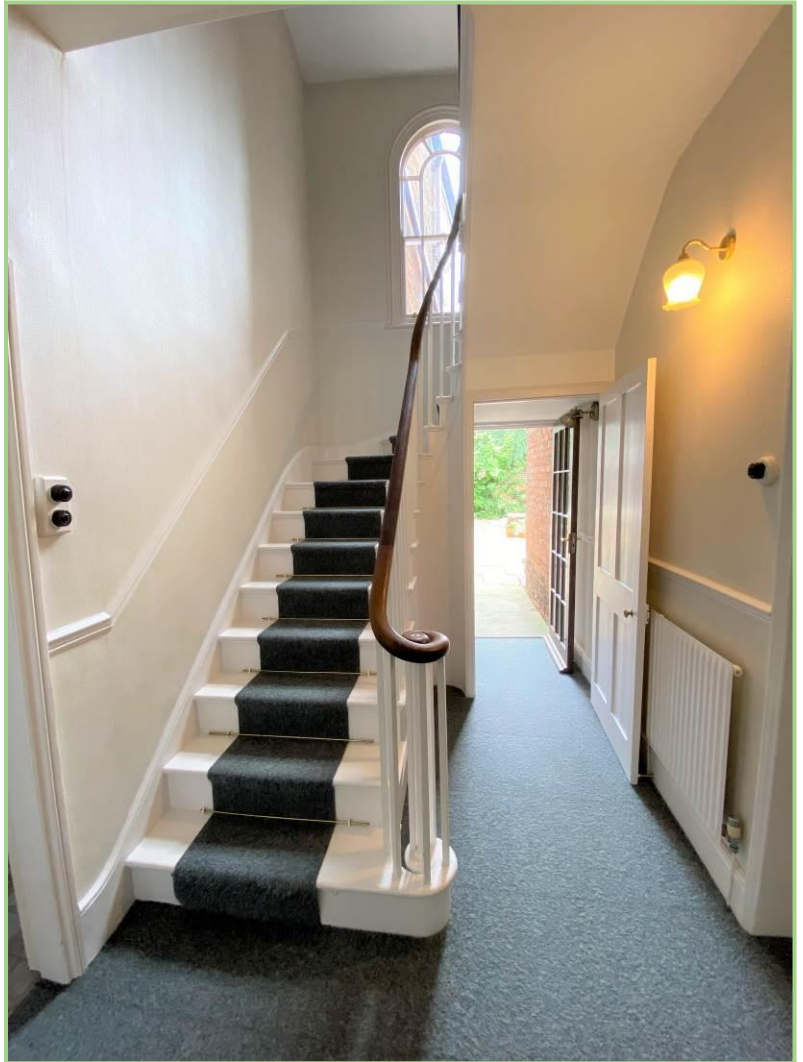
Guide Price £500,000

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- Reception Hall
- Drawing Room
- Sitting Room
- Breakfast Kitchen & Utility
- Library & Study
- Galleried landing



- 5 Bedrooms. Principal with Ensuite & Dressing Room
- Bathroom & Sep WC
- Rear Courtyard Garden with gated access to Checker Street
- Garage in Spencer Court included

Viking House comes to the market for the first time in many years having been home for a local family of King's Lynn. This is a rare opportunity to acquire one of the more interesting period houses in the Georgian style, of good size and proportions in the town. Situated in the historic Friars area only a short distance from the river, quay and all the amenities both cultural, leisure and shopping of the town centre. The train station with direct links to Ely, Cambridge and Kings Cross is within walking distance. Occupying a mid-terrace position on Friars Street this most interesting house sits behind a traditional mid Georgian façade principally of buff brick with sash windows and traditional door case. Of note is sometime in the distant past the property acquired a former passageway to the right-hand side that was filled in creating the library and study areas to the ground floor (a new entrance door to right hand neighbours property) and the dressing room and en-suite to the first floor, which slightly projects over the ground floor of the neighbour. The house is understood to have once been a Dames school, prior to the general Education Act. The house has a spacious main hall running front to back with curving staircase rising up. To the right are the main reception rooms, library & study, and to the left the breakfast kitchen and ancillary rooms. The first floor offers good proportioned bedrooms with the principal bedroom of a good size with spacious dressing room and en-suite off. All principal rooms have large sash windows that flood light in, with the rear sash windows on the main house having recently been upgraded to double glazed units. The rear courtyard is private and landscaped for easy maintenance. There is on street parking directly outside the house and in addition Viking House is offered including a garage in a block at nearby Spencer Court – a rarity in the town centre. Viewing is thoroughly recommended to appreciate the well-maintained order of Viking House.

Reception Hall With panelled front entrance door & top light above, timber door case with corbels, hood over and marble slab threshold, 2 radiators with thermostats, points for wall lights, BT telephone point, arched niche, glazed door to the rear garden, storage space under the stairs and curving staircase to the first floor landing with mahogany banister.

Drawing Room 17' 6" x 16' 2" (5.33m x 4.93m) With 2 large sash windows, fireplace with stove & pine surround, exposed beam to ceiling, radiator with thermostat and wide opening with doors to the Sitting Room. (Note: this room has been used as a home office for many years).

Sitting Room 18' 6" x 17' 6" (5.64m x 5.33m) With large double glazed sash window, fireplace with tiled decorative surround, mantle and stone heath with fender, exposed beams, 2 radiators with thermostats, television aerial point and opening from the Drawing Room.

Library 16' 4" x 5' 10" (4.98m x 1.78m) (max) Off the drawing room with large sash window, radiator with thermostat, extensive range of bespoke library shelves and door to;

Study 8' 5" x 6' 6" (2.57m x 1.98m) With fitted base units and worktop. (Note: the library and room behind are situated in the

red brick part, to the right of the buff brick main house).

Breakfast Kitchen 26' 4" x 10' 3" (8.03m x 3.12m) With a range of brick built base units with pine doors, worktops, 2 bowl ceramic sink with drainer & monobloc tap, point & space for a gas cooker, space for an undercounter fridge/freezer, large double glazed sash window, tiled surrounds, radiator with thermostat and floor standing gas boiler with timer for CH and HW. Door to;

Utility Room 8' 5" x 7' 6" (2.57m x 2.29m) (max) With a range of wall units, worktops, tiled floor, point & space for 2 washing machines, point & space for a dishwasher, point & space for a tumble dryer and external stable door to the Courtyard.

Separate WC Low level WC, hand basin with tiled surround and tiled floor.

Stairs to First Floor With half landing, large arched topped window overlooking the rear, storage cupboard, radiator with thermostat and hatch to main roof space.

Principal Bedroom 16' 11" x 16' 2" (5.16m x 4.93m) A generous sized room with 2 large sash windows, fireplace with decorative tiled surround & hearth and radiator with thermostat. Door to;

Dressing Room 17' x 9' 5" (5.18m x 2.87m) (max) With large sash window, fitted wall & base units, worktops and stainless-steel sink with drainer and door to

Ensuite 8' 5" x 6' 1" (2.57m x 1.85m) (max) With pedestal hand basin, bidet, bath with glazed screen and shower extension from taps, tiled surrounds and radiator with thermostat. (Note: Dressing Room & Ensuite covers the first floor over the library & neighbours entrance below.

Bedroom 2 18' 1" x 10' 9" (5.51m x 3.28m) With large double glazed sash window, fireplace with surround & hearth, built in cupboard with lockers above, radiator with thermostat and doorway to ensuite.

Bedroom 3 17' 2" x 10' 1" (5.23m x 3.07m) With large double glazed sash window, fireplace with surround & hearth, airing cupboard, radiator with thermostat and hatch to roof space.

Bedroom 4 12' 7" x 7' 6" (3.84m x 2.29m) With large sash window and radiator with thermostat.

Bedroom 5 14' 7" x 5' 7" (4.44m x 1.7m) With radiator with thermostat.

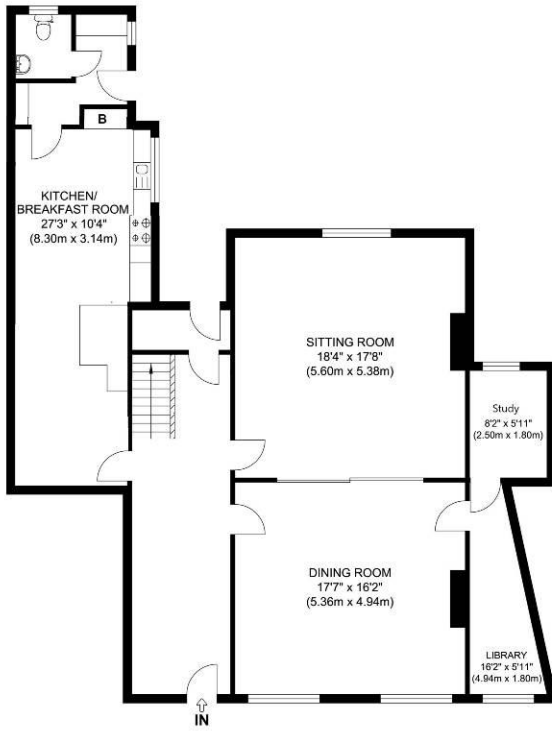
Bathroom With bath and tiled walls.

Separate WC With low level WC, pedestal hand basin and tiled walls.

Walled Courtyard Garden The rear of the property benefits from a delightful private walled courtyard garden which is mostly laid to paving. There is planting including some well-established shrubs, small pond area and brick **Outhouse** 8' x 5' 2" (2.44m x 1.57m) with power. A gate can also be found giving access directly onto Checker Street.

Garage in Spencer Court 15' 11" x 9' 8" (4.85m x 2.95m) Long leasehold (approx. 57 years remaining). With up & over door.





GROUND FLOOR

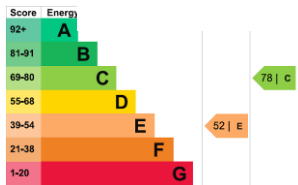


FIRST FLOOR

Viking House, 39 Friars Street, Kings Lynn, PE30 5AW

TOTAL APPROX. FLOOR AREA 2641 SQ.FT. (245.39 SQ.M.)

Illustration for identification purposes only, measurements are approximate, not to scale.



Title: We are advised that the property title is not currently Registered at Land Registry. Our Clients / Clients legal advisors are in possession of Title Deeds.

Energy Performance Certificate (EPC) The EPC for this property is provided by an Energy Assessor independent of LANDLES. Applicants should view the complete EPC report online at <https://www.epcregister.com/reportSearchAddressByPostcode.html> and searching by postcode.

Services All mains services are understood to be available. These services and related appliances have not been tested.

Council Tax Enquiries indicate the property is assessed at Council Tax Band "E" with a current annual charge of £2,436.93, 2022/2023.

Tenure Viking House: Freehold. **11 Spencer Court:** Long Leasehold. Vacant possession upon completion.

Viewing Further details and arrangements for viewing may be obtained from the appointed selling agents, **LANDLES**

Negotiations All negotiations in respect of this property are to be carried out strictly via the Agents, **LANDLES**

Anti-Money Laundering Directive: Prospective purchasers will be required to provide the usual PROOF OF IDENTITY documents at the stage of agreeing a subject to contract sale.

OFFER REFERENCING: Applicants who wish to put forward subject to contract offers agree to the selling agents, LANDLES, making the usual enquiries in respect of chain checking, to provide evidence of a lenders mortgage application in principal note, and to provide proof of funds on request, etc.

Privacy Statement: The LANDLES Privacy Statement is available to view online or upon request.

SUBJECT TO CONTRACT: ALL NEGOTIATIONS IN RESPECT OF THIS PROPERTY REMAIN SUBJECT TO CONTRACT AT ALL TIMES. Please read the IMPORTANT NOTES included on these Particulars.

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