



THE STORY OF

Austin House

King's Lynn, Norfolk

SOWERBYS



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Austin House

15 Austin Street, King's Lynn, Norfolk
PE30 1DZ

Grade II Listed

Period Features

No Onward Chain

Six Bedrooms

One/Two En-Suites

Three Zone Hive Heating

Town Centre Location

Off-Road Parking

Garaging/Workshop

Multiple Reception Rooms

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“Many people will have passed by this home, unaware of the magnificence concealed behind its gates.”

This commanding residence is hidden in plain sight, with many having wandered past oblivious to the full magnitude of its grandeur - which remains largely concealed bar a tantalising glimpse above the wall line.

Stepping through an unassuming gate, the impressive Georgian proportions from its original build era begin

to be revealed and are wonderfully complemented by a later Victorian facade, with sash windows and a ‘picture-perfect’ front door.

The initial hall does not disappoint. Providing a formal entrance, this first interior glimpse begins to allude to the overall elegance and scale throughout.





Day-to-day access to this home sees more use of the side entrance lobby, which offers a practical spot for removing outer layers before unloading shopping immediately into the neighbouring kitchen. The open plan kitchen/ breakfast room is notably more recent in appearance, comfortably accommodating the requirements of a modern lifestyle with contemporary base units topped with granite work surfaces and finished with a custom made stainless steel sink, complete with mixer tap and pot wash over.

Journeying through to the forward portion of the ground floor, the dining room, with its bay window, is a fabulous space for year-round entertaining which is accentuated in size by a large open fireplace - ideal for an extra cosy atmosphere.



Double doors lead through to the aforementioned entrance hall and on into the sitting room, gesturing towards the natural progression of an evening's hospitalities - retiring in the glow and warm embrace of a gorgeous log burner. Equally, during the course of a day this room is also flooded with light with a bay of windows and these, along with those in the dining room, still enjoy the original shutters.



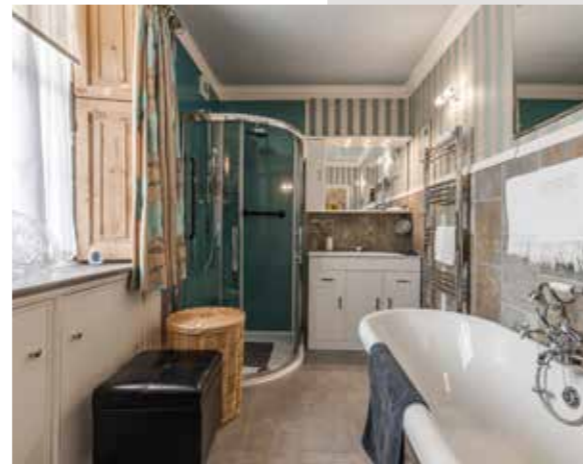
Stretching across the back is a wonderful garden room with three sets of french doors leading to the outside. As a later addition, this has wonderfully blended the inside with the garden oasis, as well as achieving a circular motion to the layout - something ideal for family life and for entertaining.



To the first floor the principal bedroom is befitting of the home's stature. It almost mirrors the dimensions of the reception room below and is served by a proportionately spacious en-suite, with a separate bath and shower.



At the opposite end of this floor are two further double bedrooms, served by a sumptuous shower room. The smaller of these two rooms could be utilised as a dressing room and create a grand principal suite.



Throughout the home, there is an element of balance and symmetry which is typical of early 18th century design, coupled with high ceilings and generous room sizes - which provide meaningful and deliberate spaces for a multitude of uses.

“There is a space here for a new custodian to re-purpose rooms and be creative.”



On the top floor the spectacularly characterful timbers of the eaves are on full display, as if lifted from the pages of a Dickensian novel. Here you find three further bedrooms, a large landing area and an additional shower room. There is a wealth of opportunity afforded by this final chapter. Whether that be guest accommodation, a teenage retreat, a home study space or an amalgamation of ideas - maybe something entirely different, this is a delightfully inspiring haven.





Outside a low maintenance rear garden is gently divided into manageable areas comprising of a lawn, patio and variety of flower beds making this a sanctuary of calm.

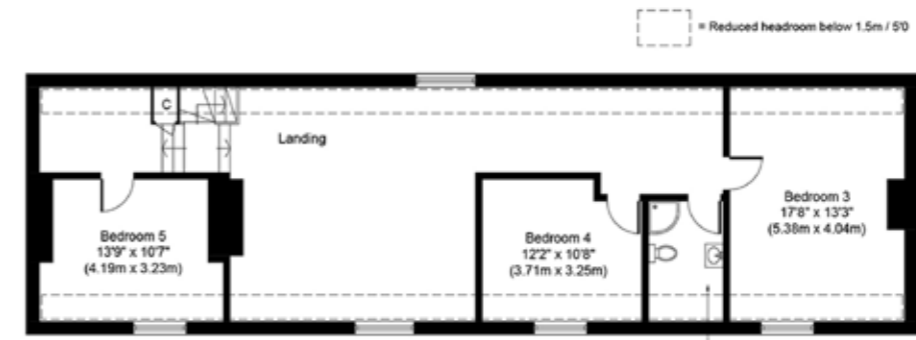
A vast garage/workshop affords an abundance of further imaginative possibilities – perhaps a home studio or a place to work on a long-awaited vintage car project.



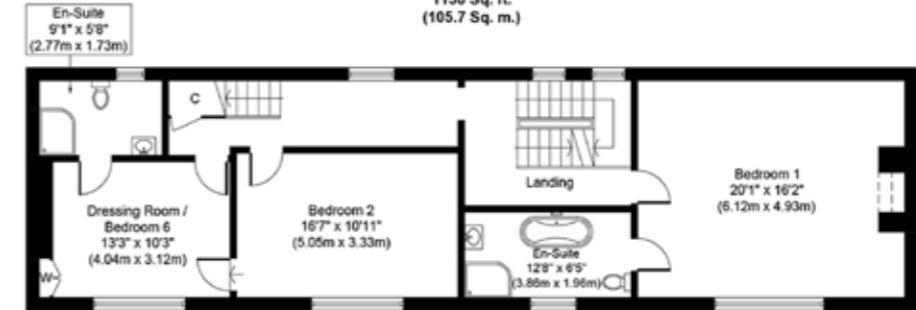
To the front is off-road gravel parking, for multiple vehicles, and neatly landscaped lawns, garnered by planting - gently enticing you down the garden path.

Despite its period charm, surprisingly little is known about this stunning home which has been enjoyed by its current owner for almost a decade - however it's now time for a new person's story and history to be lovingly created.

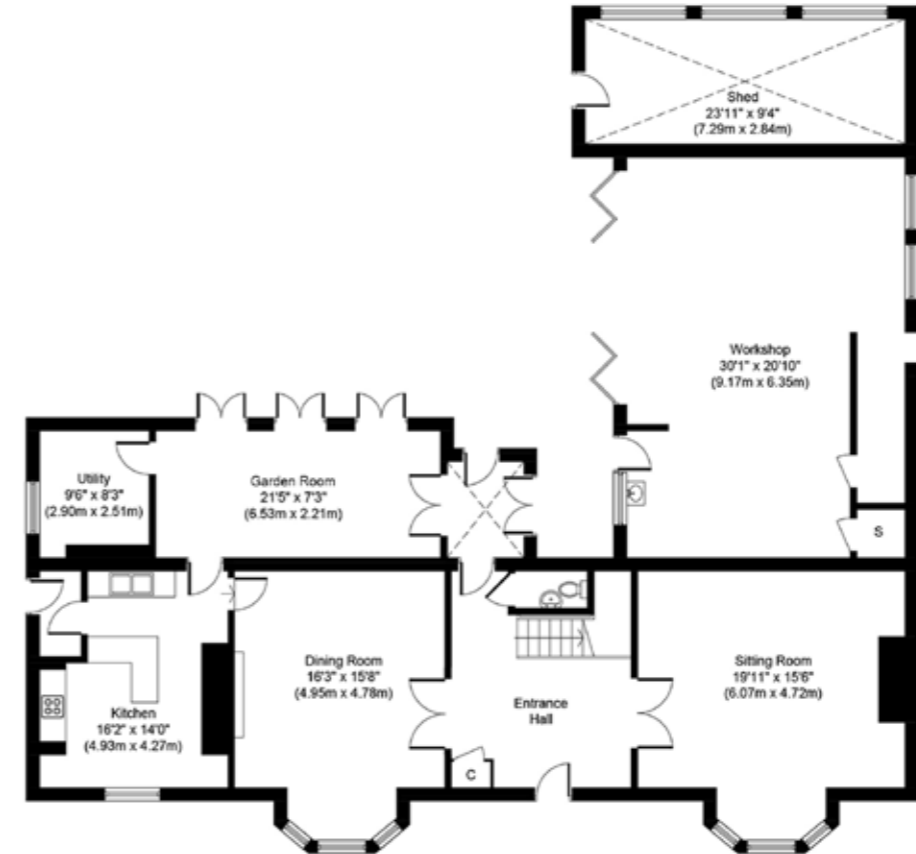




Second Floor
Approximate Floor Area
1138 Sq. ft.
(105.7 Sq. m.)



First Floor
Approximate Floor Area
1053 Sq. ft.
(97.8 Sq. m.)



Ground Floor
Approximate Floor Area
2370 Sq. ft.
(220.2 Sq. m.)



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.



Note from Sowerbys



“The entrance hall really alludes to the grand scale of this home.”

SOWERBYS



SERVICES CONNECTED

Mains water, electricity, gas and drainage. Gas central heating.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

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

TENURE

Freehold.

LOCATION

What3words: ///event.diary.select

AGENT'S NOTE

The property benefits from a right-of-way over adjoining land to the rear for vehicular access to the garaging/workshop.

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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