

VIKING HOUSE



39

THE STORY OF

# Viking House

*King's Lynn, Norfolk*

SOWERBYS

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THE STORY OF

# Viking House

39 Friars Street, King's Lynn Norfolk  
PE30 5AW

A Loving Family Home

Two Reception Rooms, Separate Library and Study

Kitchen/Dining Room

Five Bedrooms

En-Suite Bathroom and a Family Shower Room

Walled Courtyard Garden

Single Garage Available by Negotiation

Walking Distance to All Amenities

Conservation Area

Spacious, Happy and Tranquil Home

SOWERBYS KING'S LYNN OFFICE

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“There’s a real sense of homeliness to this remarkable property.”

A loving family home, Viking House has been cherished for the past 43 years. This remarkable property not only served as a much-loved home, but also as a business hub. With ample space to accommodate a large family and entertain guests, Viking House has been the embodiment of a dream home.

Situated in a conservation area, this historic property harks back to the early 1820s, exuding a timeless charm. Its tall ceilings and generously proportioned rooms are bathed in natural light, offering both space and comfort in abundance.

Upon entering the spacious reception

hall, you’ll be greeted with a magnificent view which extends all the way to the back garden. This grand space inspires a sense of luxury and openness.

To the right, you’ll find two large reception rooms, seamlessly connected by a set of french doors. Believed to have originally served as a school, these doors ensured that a large number of students could be educated within these walls, yet nowadays they lend themselves perfectly to transforming the house into a vibrant party venue.

When you’re seeking a quiet retreat, the library and study offer tranquil spaces to unwind.



At the opposite end of the property lies the heart of the home—the kitchen/dining room. This room holds great sentimental value, as it was lovingly built by the custodians of Viking House. With its range of base units, and ample work surfaces, preparing meals for family and friends becomes an effortless task.

A beautiful staircase leads to the landing, providing easy access to all five bedrooms. Two of the bedrooms share en-suite facilities, while the principal bedroom boasts a spacious walk-in dressing room. Additionally, a further family shower room and WC are located in -what is affectionately know as - The Winter Wing.





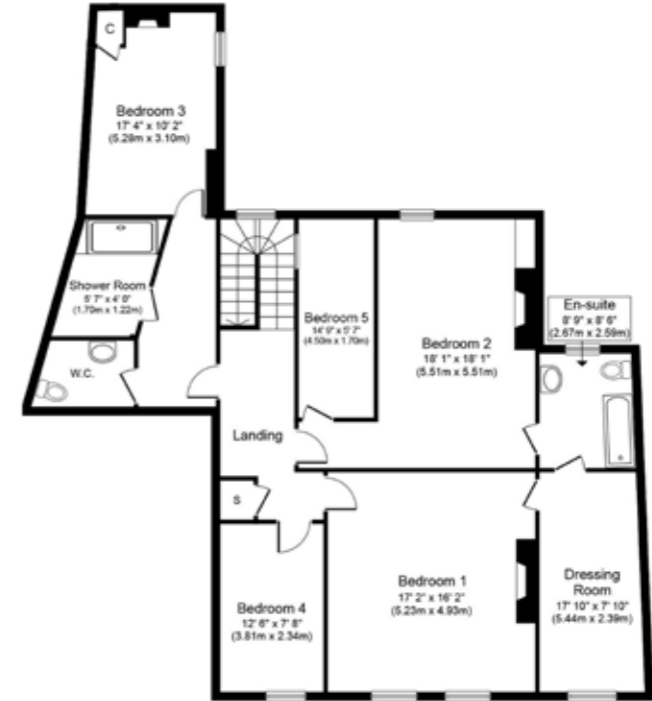
“Incredible views lead through to the back garden.”



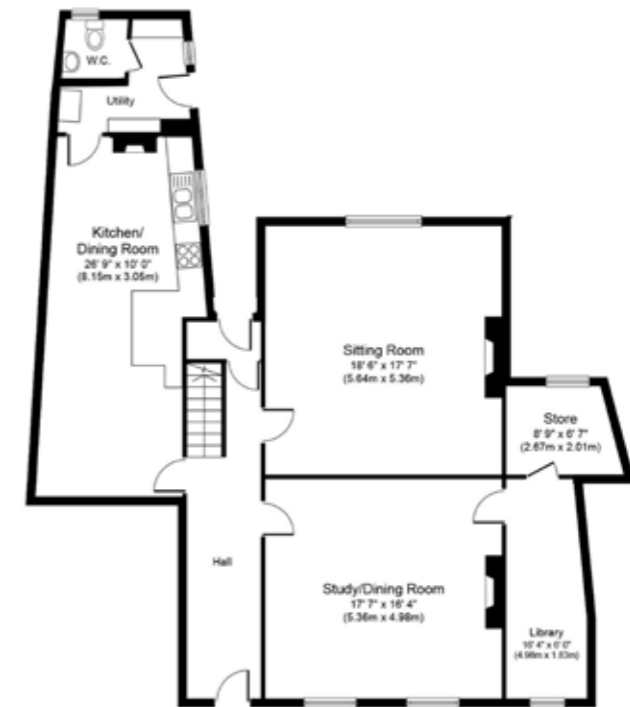


The outdoor space of Viking House is both private and low-maintenance. A charming walled courtyard garden awaits, adorned with a small rookery, beautiful plant pots, and climbers. This idyllic setting offers a stunning space for entertaining guests without compromising on privacy. Parking is available on the street in front of the property, but there is also the possibility of acquiring a separate garage through negotiation.

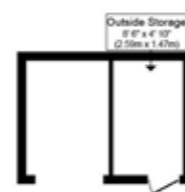
Viking House encapsulates the essence of a loving family home, blending character, charm, and spaciousness to create a truly happy and tranquil living environment just waiting for the next chapter in its story.



**First Floor**  
 Approximate Floor Area  
 1,321 sq. ft.  
 (122.7 sq. m.)



**Ground Floor**  
 Approximate Floor Area  
 1,346 sq. ft.  
 (125.1 sq. m.)



**Outbuilding**  
 Approximate Floor Area  
 99 sq. ft.  
 (9.2 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



“Whilst there's much to explore around the town, Sandringham Estate is only a short drive away.”

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## SERVICES CONNECTED

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

## COUNCIL TAX

Band E.

## ENERGY EFFICIENCY RATING

E. Ref:- 2612-4023-7000-0963-9222

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

## TENURE

Freehold.

## LOCATION

What3words: ///peanut.deeper.hiding

## AGENT'S NOTE

There is a floating freehold over the right side of the front of the house, which includes the two windows. This property is located in a conservation area.

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.

# SOWERBYS



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