



THE STORY OF

# 2B Purfleet Quay

*King's Lynn, Norfolk*

SOWERBYS





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# 2B Purfleet Quay

King's Lynn, Norfolk  
PE30 1HP



Grade II Listed Georgian Home

Two Double Bedrooms

Two En-Suites

Town Centre Location with River Views

Period Features

Bright Southerly Elevations

High Quality Finish Throughout



**SOWERBYS KING'S LYNN OFFICE**

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“We’d describe our home as comfortable,  
historic and heart-lifting.”

Welcome to this wonderfully charming Grade II Listed home, nestled right on the historic and picturesque Purfleet Quay, offering inspiring views over the waterfront and surrounded by a rich tapestry of period properties.

From the iconic Bank House hotel, to the former Custom House, the surroundings exude a sense of history and charm, creating a truly enchanting setting.

This two-bedroom, two en-suite residence is a testament to exquisite craftsmanship, masterfully created during the renovation and refurbishment of a former merchant’s house.

Seamlessly blending modern comforts with the proportions and grandeur of Georgian architecture, the home boasts high ceilings, elegant sash windows, and generous living spaces, evoking a sense of timeless sophistication.





Step further into the residence, and you'll discover a well-equipped kitchen/dining room – a superbly bright and sociable spot to gather and entertain from morning to evening, while enjoying southerly views over the quay.

The quality kitchen boasts a timeless design and is equipped with integrated appliances, combining functionality with elegance

Whether you're preparing a meal for loved ones or simply enjoying a quiet morning coffee, this inviting space offers the perfect backdrop for every occasion.

A separate living room makes for a cosy escape to take in a good book or snuggle up for a movie but with the ever-changing scenery of the waterfront just beyond your windows, each moment spent here is filled with inspiration and tranquillity.







Upstairs the two bedrooms provide elevated “heart-lifting” views and the present owners particularly appreciate opening the window shutters of a morning to take in the landscape at the rise of a day. Both have the luxurious accompaniment of en-suites making it ideal for accommodating visiting guests.







Experience the allure of waterfront living combined with the timeless charm of Georgian architecture in this exceptional Grade II Listed home.



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.



Note from the Vendor



“My favourite view is when I open the bedroom shutters in the morning!”

THE VENDOR



**SERVICES CONNECTED**

Mains water, electricity, gas and drainage.

**COUNCIL TAX**

Band A.

**ENERGY EFFICIENCY RATING**

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

**TENURE**

Freehold.

**LOCATION**

What3words: ///next.palms.guitar

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# SOWERBYS



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