



THE STORY OF

7 St. John's Terrace

King's Lynn, Norfolk

SOWERBYS

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7 St. John's Terrace

King's Lynn, Norfolk,
PE30 1NW

Grade II Listed Georgian Building
Packed with Charm and Character
Sympathetically Modernised Throughout

Sold with No Upward Chain

Spacious, Bright and Elegant

Split Over Five Levels

Three Reception Rooms

Open-Plan Kitchen/Breakfast Room

Four Generous Bedrooms

Stunning Principal Bedroom with En-Suite and
Superb Views of the Church and Park Beyond

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“The two ground floor reception rooms are so elegant, filled with original features....”

Believed to date back to the early 1800s, 7 St. John's Terrace has undergone a complete transformation over the past three years. Brought up to date, although still boasting plenty of original features, it's been a hugely enjoyed home, perfectly located for our sellers to commute to London, being only a couple of minute's walk from the station.

Opposite The Walks, 7 St John's Terrace sits at the heart of a handsome terrace of Georgian townhouses, keeping watch over the Grade II Listed park and St. John's Church.

This home's accommodation is arranged over five levels, with the current owners having meticulously designed the property's layout in order to utilise the entirety of the building. The kitchen/breakfast room, on the lower ground floor, with the classic, farmhouse style kitchen centred around the beautiful Rayburn, is practical, spacious, and sociable. Spanning the entire footprint of the property, the dual aspect windows to the front and rear create a bright and inviting area where the family can gather together.



On the ground floor, the high ceilings, original fireplaces, sash windows and original shutters proudly demonstrate the grandest of Georgian homes. The sitting room is cosy, yet bright and spacious and, for those very special occasions, the formal dining room will wine and dine your guests in style.

“...with dual aspect windows, the kitchen/breakfast room is bright and inviting.”



A beautiful Georgian staircase leads you to the next three floors where the sleeping quarters can be found. On the first floor are two elegantly presented guest bedrooms, whilst on the second floor, true luxury can be found in the principal bedroom, with en-suite, having been finished to the highest standard. The beautiful outlook over The Walks and St. John's Church to the front are the perfect complement.



A beautifully appointed bathroom can be found on the second floor, and a shower room on the ground floor, and the accommodation is completed by a further spacious bedroom on the top floor.



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.

Beautifully presented outside as well as inside, the property comes with a spacious, fully enclosed rear garden which is mature and well-stocked with plenty of shrubs and plants. Part-walled, it has a lovely ambiance, offering a space of tranquillity and quietness. For a keen gardener it would be a perfect canvas from which to create their own urban oasis.

Perhaps an even greater attraction than the elegant interiors and charming garden is the property's location. Within easy walking distance of the town centre with all its bars and restaurants, its close proximity to the train station makes it the ideal commuter home. Our sellers work in the capital and found that commuting from here allowed them to live in a dream home, whilst enjoying a perfect balance between their London work lives and the slower pace of home life in Norfolk.



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 Red Mount Chapel, The Walks

“The walks are right on the doorstep, and it's just a short drive to the coast or train ride to Ely..”

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SERVICES CONNECTED

Mains electricity, water and drainage. Gas fired 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

Freehold.

LOCATION

What3words: ///asleep.force.analogy

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