



Woolmarket House
6 St. Nicholas Street | Kings Lynn | Norfolk | PE30 1LY

BREATHTAKING RESTORATION



One of the most remarkable historic buildings in King's Lynn, this mid-fifteenth century former merchant's town house has been sympathetically converted into a stunning three-storey residence.

From the moment you lay eyes on the jettied upper floor, then pass through the carved oak front door flanked by Tuscan columns, you know you are entering somewhere incredibly special.

The jewel in the crown is the upstairs sitting room/bedroom with three crown-post trusses and the amazing roof structure exposed.

Only a short walk from the train station and ideally located for the Tuesday Market Place and all that King's Lynn has to offer.



KEY FEATURES

- A Wonderful Conversion of an End Terrace Grade II* Listed Property with Stunning Period Features
- Flexible Living Accommodation Arranged Over Three Floors
- Three/Four Bedrooms; Three Bath/Shower Rooms
- Open Plan Kitchen/Breakfast Room
- Panelled Sitting Room and Entrance Hall/Dining Room
- First Floor Sitting Room or Bedroom with Vaulted Ceiling and Medieval Fireplace
- Courtyard Garden
- Town Centre Location with Short Walk to Mainline Station to Ely, Cambridge and London
- The Accommodation extends to 3,572 sq.ft.
- No EPC Required

One of the most remarkable historic buildings in King's Lynn, this mid-fifteenth century former merchant's town house has been sympathetically converted into a stunning three-storey residence. From the moment you lay eyes on the half-timbered front elevation, then pass through the carved oak front door flanked by Tuscan columns, you know you are entering somewhere incredibly special. And the interior is no less impressive ...

Exceptional Property, Exceptional Location

"I purchased the property in March 2021 and, as I was about to retire, I wanted to live in the town and be near to the station and the shops," the present owner said. "The building caught my eye straight away with its impressive half-timbered frontage and the large airy rooms. As it was a new conversion from its previous existence as a bar and hotel, I knew all the gas, electric and plumbing was brand new and wouldn't need further attention, and that the house wouldn't need any improvements to be made. The decoration was neutral and suited the building." When asked what they believe sets their home apart, the owner replied, "It is very 'quirky' in so many ways but perhaps the most attractive feature is its upstairs sitting room/bedroom with its vaulted, timbered roof and medieval fireplace. I found it truly breathtaking and loaded with a great sense of history." This impressive first-floor room has three crown-post trusses and the roof structure exposed, while on the east wall there is a chimney stack with carved stone fire surround. To the rear of the ground floor, the kitchen/breakfast room is unquestionably the hub of the house, melding period architecture with contemporary living. An incredibly light and airy room, it benefits from double aspect windows including a huge original timber mullion. The room has stone flooring throughout, a fitted kitchen and two fireplaces, one of which houses a wood burner. "It is a very large and gracious house which comes into its own when full of people, but it also has an intimacy which is both cosy and unique, particularly in the wonderful upstairs sitting room."





KEY FEATURES

A Rich History

"The house dates from about 1450 and was probably part of the bishop's residence," the owner said. The property is referred to as a former merchant's house, but at one time a large bishop's house (or perhaps a palace) stood opposite St Nicholas's Chapel. Thought to have been used for the bishop's entourage, this incorporated Woolmarket House and was U-shaped in its layout. Woolmarket House, in conjunction with two other neighbouring properties on St. Nicholas Street, was first restored in the 1970s and together they traded as the Tudor Rose Hotel. This continued in business as a pub and hotel for several decades before being put on the market in 2017. "It was also occupied in the 1940s by a noted artist, Gustav Metzger, who used the present kitchen as his studio," the owner said. Gustav Metzger was born in Nuremburg in 1926 and came to Britain in 1939 as a refugee, attending the Royal Academy of Fine Arts in Antwerp between 1948 and 1949. Devising the concept of Auto-Destructive Art, he was an influence on Pete Townshend of The Who, whom he had lectured at Ealing Art College. The Who are believed to have performed at Metzger's "Destruction in Art Symposium" held in London in 1966 when they destroyed their equipment. As for remarkable features, the Tuscan columns flanking the front door certainly stand out, as does the front door itself. "The old front door has some remarkable carvings on it which are reminiscent of those on the St Nicholas's Chapel west doors." And the rooms themselves also have stunning original features. "A small, upstairs gallery room has one of the oldest pegged vaults in the country, and the upper sitting room is a medieval marvel."

Favourite Spaces

"Christmas in the vaulted sitting room has been a joy as it lends itself well to decoration to give that festive feeling which seems timeless," the owner said. "The dining hall also has a great feeling to it as an entertaining space, especially when the wine flows liberally with those gathered around the table! The panelled, lower sitting room is generous and comfortable with a warm and inviting atmosphere."

The Outside

The property does not have a great deal of outside space but does have the benefit of two paved yards. "The first one can be an extension of the entertaining space, and the wisteria on an adjacent wall provides a 'country' feel," the owner explained. "The rear yard has an ornamental fountain but little else; however, with imagination, it could be an intimate space for the householders to share an 'al fresco' meal and a cheeky Prosecco! For the past four years, in the spring, a pair of beautiful sea gulls have visited and enjoy being fed. I've named them Sam and Sally and they're now so tame, they'll eat from your hand!"

























INFORMATION



On The Doorstep

Located on the banks of the River Ouse with its fishing port still in use today, King's Lynn has long played an important role in England's maritime history; during the 14th century it ranked as the nation's most important port, as vital to England during the Middle Ages as Liverpool was in the Industrial Revolution. "It's a historic town with many period properties. As one who enjoys architecture, I have found it both stimulating and exciting," the owner said. The town is well served with a broad range of shops, supermarkets, restaurants, a ten-pin bowling alley, swimming pool, football club, cinema, theatre and three churches. Other amenities within the town include the Queen Elizabeth Hospital, primary schools, three secondary schools, a college and a library. The town hosts weekly markets and numerous events throughout the year. "There are plenty of restaurants within walking distance of the house including the Bank House, Marriott's Warehouse on the South Quay, the Duke's Head in Tuesday Market Place, and many others. There are plentiful shops, including Marks & Spencer with its excellent food hall which is just 3 minutes away. The exceptionally beautiful North Norfolk coast is only 20 minutes or so away, and there is a plethora of lovely villages on the west side of the town." King's Lynn is connected to the nearby cities of Norwich and Peterborough via the A47 and to Cambridge via the A10. "The railway station is a real bonus with trains to London King's Cross every half hour," the owner said. The Sandringham Estate is about 5 miles away with attractive walks through the woods. Slightly further afield is the celebrated North Norfolk coastline with its wonderful beaches.

How Far Is It To?

The popular seaside resort of Hunstanton is only 16 miles away and the North Norfolk coast is within easy access. The Royal Estate of Sandringham is just 9 miles away. The cathedral city of Norwich lies approximately 43 miles to the south east with all the local amenities, including an airport with national and international flights.

Services, District Council and Tenure

Gas Central Heating, Mains Water, Mains Drainage
Broadband Available - please see www.openreach.com/fibre-checker
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk
King's Lynn and West Norfolk Borough Council- Tax Band D
Freehold



TOTAL FLOOR AREA : INTERNAL FLOOR AREA 3572 SQ FT | 331.8 SQ METRES

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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A historic timber-framed building with a steep red-tiled roof. The upper floor features a brick and timber half-timbered facade with large, multi-paned windows. The ground floor is white-plastered and includes a large, ornate dark blue door set in a stone archway, a window with horizontal blinds, and a smaller arched doorway. A black downspout runs vertically along the left side of the building.

A building under renovation, completely encased in blue and silver scaffolding. A sign with the letters 'GDA' is visible on the scaffolding. The building is situated on a street corner.

A white, two-story building with a classical architectural style, featuring rectangular windows and a central entrance. It is located at the end of the street.

A tall, slender, pointed church spire or steeple, visible in the background behind the scaffolding.

A circular speed limit sign with the number '30' inside, indicating a 30 mph zone.

A large, leafy tree with green foliage, partially visible on the left side of the frame.

A tree with green and yellowing leaves, partially visible in the upper right corner of the frame.

FINE & COUNTRY

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