



78 Chapel Street

King's Lynn, Norfolk



SOWERBYS



78 Chapel Street

King's Lynn, Norfolk
PE30 1EF



Grade II Listed Georgian Building

Packed with Charm and Character

Planning Permission to Transform the Property into a Residence

Sold with No Upward Chain

Spacious Rooms

Practical Layout

Attic Rooms with Plenty of Potential (STPP)

Private Courtyard Garden

Versatile Storage Unit in the Courtyard

Within Ideal Walking Distance to Train Station with a
Direct Line to Ely, Cambridge, and London

SOWERBYS KING'S LYNN OFFICE

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THE PROPERTY

Step into a piece of history with this Grade II listed Georgian property, located in the heart of the historic port and market town of King's Lynn, Norfolk.

Rich in architectural heritage and brimming with character, this property is a rare opportunity to create a truly unique home, blending period charm with modern comforts. With approved planning permission, the prospective purchaser can transform this historic building into an elegant three-bedroom residence, ideal for those who appreciate the allure of timeless design.

The grand vision for this home includes three spacious reception rooms, perfect for both entertaining and cosy family gatherings. Imagine relaxing in a sitting room where sunlight filters through original sash windows, or dining in a formal room enhanced by one of the home's charming feature fireplaces.

The kitchen/breakfast room promises to be a warm and inviting space to start the day, with room to create a functional layout that's ideal for modern living. A utility room, ground-floor bathroom, and first-floor shower room add practicality to the historic layout.

Upstairs, three well-proportioned bedrooms provide comfortable retreats, each ready to be tailored to your style. The top floor offers two attic rooms with endless potential; perhaps they'll serve as convenient storage or, with the relevant permissions, be transformed into additional accommodation or a peaceful workspace, capturing views of the town's rooftops.

Outside, the courtyard garden provides a private sanctuary, with delightful views of St. Nicholas' Chapel spire adding to its charm. This outdoor space invites quiet moments with a morning coffee or summer evenings shared with friends. A sizeable storage unit here is a versatile feature, offering the option of ample storage or workspace, whether it be in conjunction with commercial use or residential living.



With period features such as sash windows, characterful doors, and beautiful fireplaces preserved throughout, this property retains a sense of its Georgian heritage, making each room feel steeped in history.



This is more than just a home; it's a chance to live in a piece of King's Lynn's past while crafting a space that meets the needs of modern life. Embrace the opportunity to breathe new life into this remarkable property and create a home that's as unique as its history.



PROPOSED RESIDENTIAL FLOORPLAN



COMMERCIAL FLOORPLAN



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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KING'S LYNN

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.



Note from Sowerbys



“Rich in architectural heritage and brimming with character, this property is a rare opportunity to create a truly unique home...”

SOWERBYS



SERVICES CONNECTED

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

COUNCIL TAX

To be confirmed.

ENERGY EFFICIENCY RATING

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

TENURE

Freehold.

LOCATION

What3words: [///bound.aura.living](https://www.what3words.com/#!/bound.aura.living)

LOCATION

This property is Grade II Listed and is currently registered for commercial use as an office space but has planning permission for conversion to a single residential dwelling – planning reference: 24/01179/LB

SOWERBYS

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