



Introducing
3 Hampton Court,
King's Lynn

SOWERBYS

This historically significant courtyard of properties was built between 14th and 17th centuries and have housed shops, brewhouses, bakeries and merchant accommodation. The courtyard is named after a master baker called John Hampton. In the 19th century the properties were divided into smaller dwellings and ran into a state of disrepair before the King's Lynn Preservation Trust began to restore them in the 1950s.

In general, this property has large spacious rooms, high ceilings and beautiful protected windows you would expect with a home of this age. It's recently had new carpets throughout and has good access from natural light.

Entering the property, you are greeted with a hall entrance and ground floor room, ideal for a home office. Moving to the first floor opens to an impressive reception hallway which provides living space in its own right.

The first floor is home to a large double bedroom with en-suite cloakroom, a very generous living room and a well-fitted kitchen and dining area. The kitchen and dining area has a comprehensive array of units with a large central breakfast island which divides it. There is an integral double oven, fridge freezer, dishwasher and four ring gas hob.

Leading to the second floor there are two additional bedrooms, a family bathroom and an additional separate toilet. The largest bedroom offers a very useful arrangement of built-in storage units and cupboards along with decorative beam work within the walls - adding a lovely feature to the room. The third bedroom is also a good-sized double able to accommodate a suite of furniture as required.

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.

AGENTS NOTE

No parking.
Photographs taken prior to current tenancy.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

D. The reference number or full certificate can be obtained from Sowerbys upon request.

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.

LOCATION

What3words: ///fake.shortcuts.worm



SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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