





THE STORY OF

# 4B Kings Staith Square

King's Lynn, Norfolk  
PE30 1JE

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Exceptional Converted Former Mill House

Over 1,900 sq. ft. of Characterful Accommodation

Three Bedrooms, Two En-Suites  
and Additional WC

Historic Features Throughout,  
Including Original Mill Elements

Private Garage and Sun-Trap Courtyard

Stunning Riverside Views and  
Town-Centre Convenience

A One-of-a-Kind Opportunity  
in a Very Special Setting

Offered with No Onward Chain

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There are homes, and then there are stories.

Set along the cobbled, character-rich King's Staith Square, just a stone's throw from the River Great Ouse, this truly unique property once formed part of a bustling 18th-century feed mill. Over three centuries, it served as a warehouse, stables, and mill - its lofty spaces alive with the sounds of industry.

But in 1975, everything changed. The derelict shell was purchased by local craftsman Ken Hill, who, over four and a half years, transformed it from a pigeon-filled ruin into a striking family home. Today, those same bones form the backdrop to a home that blends industrial character with warmth, artistry, and timeless design.

Laterly, the home was carefully divided into two: 4A and 4B, which spans over 1,900 sq. ft., inclusive of the garage, which is solely utilised by 4B, the property that also retains the freehold.

4B King's Staith Square is a home of levels. You enter through a private garage that once housed carts and goods from the quayside, now offering secure parking or useful storage. A lobby area to the side of the garage grants access via separate doors to each property, 4A and 4B respectively.

On the main living level, the sitting room is bathed in light, with windows gazing out over the river and historic quay. Here, the old silo's wooden hoops have been woven into the décor, while the sitting room shelves re-purposed original mill ladders are tactile, honest, and beautiful. A sliding door hints further at the property's past.

Step into the kitchen/dining room, and the character continues. It's a room for gathering - cosy, practical, and framed by a sense of story. The private rear courtyard, a quiet sun trap, is home to the former silo mixing auger, now a sculpture in its own right.





Upstairs, you'll find three comfortable bedrooms over a split level with separate staircases, including two with their own en suite bathrooms. Each bedroom offers a calm retreat with elevated river views and/or views over the town's rooftops. It's easy to imagine a writer, a thinker, or simply a dreamer sitting here, taking in the river tides just beyond the window.

Set within King's Lynn's historic core, King's Staith Square is one of the town's most treasured addresses. Once an industrial heartland, the area has quietly evolved into a peaceful residential enclave, home to independent galleries, restaurants, and riverside walks. Just beyond your doorstep lies the South Quay, where a glass of wine and a view of the Custom House is the perfect way to watch the world drift by.

*“My favourite view is looking out across the Great Ouse, with sunlight streaming into the sitting room and the open window bringing grease estuary breezes into the house.”*

For those commuting, King's Lynn station is within walking distance, with direct links to Cambridge and London. Yet everything here encourages you to slow down — to enjoy life on foot, by bike, or with the rhythm of the tides.



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

A HISTORIC MARKET TOWN  
IN WEST NORFOLK

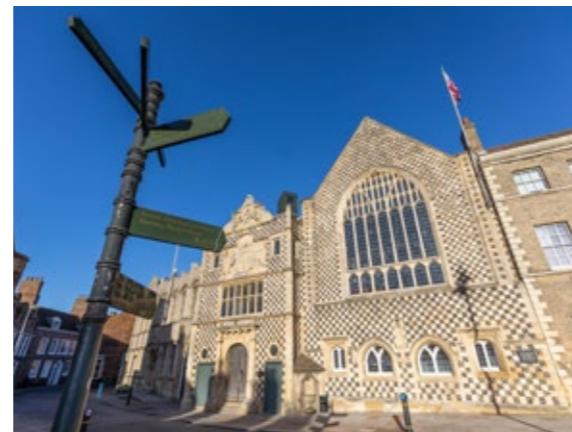
Perched on the banks of the River Ouse, King's Lynn has been a centre of trade and industry since the Middle Ages, and its rich history is reflected in the many beautiful buildings which still line the historic quarter.

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 the Vendor



"I've loved living in a former feed mill which my father converted into a beautiful family home."



### SERVICES CONNECTED

Mains water, electricity and drainage. Individually controlled electric wall heaters with WiFi connected thermostats in each room

### 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: //tower.saying.dinner

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