



1 Purfleet Quay
Kings Lynn | Norfolk | PE30 1HP

ON THE WATERFRONT



This exceptional 17th century Grade II Listed town house is situated in a truly unique location on the quayside in King's Lynn overlooking the River Ouse and a stone's throw from the iconic Customs House.

If you are looking for a home which will not fail to impress, this lovingly restored historic building with a spacious and welcoming interior and a wealth of original features has to be a contender.



KEY FEATURES

- A Mid-Terrace Grade II Listed Town House Conversion on the Quayside in Kings Lynn
- The Accommodation is Spread over Four Floors
- Beautifully Presented with Original Features including Panelling
- Three Bedrooms, One with En-Suite and a Family Bathroom
- Large Living Room with Open Hearth Fire
- Kitchen and Spacious Cellar
- Private Roof Top Terrace with Exceptional Views of the Ouse and Town Centre
- Communal Courtyard Area with Bike and Individual Bin Stores
- Car Parking is available via an Annual Parking Permit at a Nearby Carpark
- The Accommodation extends to 2,024 sq.ft.
- No EPC Required

Dating from 1680, 1 Purfleet Quay had been neglected and in a derelict state for sixty years prior to its restoration. It was formerly the home of Sir John Turner who commissioned the Customs House, built by Henry Bell in 1683.

A Rich History

"The Mascarons above the Customs House entrance which can be seen from our home is rumoured to be Sir John Turners' wife," the owners explained, who purchased the property in March 2021. "We knew the property was special straight away. Amongst the dust and cobwebs was the original panelling, the beautiful detailed coving in what was to become our living/dining area, the standout fireplaces, and the huge Georgian sash windows with their original shutters." The redevelopment of the quayside building involved splitting the building into three dwellings, 1 Purfleet Quay being one of the three, and fortunately many of the original features were restored during the conversion. The restoration included full rewire, replumbing, and hard wired ethernet points in every room

Exceptional Property, Exceptional Location

Talking about what has set their home apart during their time there, the owners said, "The seamless blend of historic character and modern comfort. The Georgian features such as the high ceilings, grand fireplaces and large sash windows which flood the rooms with natural light has made it a very special place to live. It's a home that feels both refined and welcoming – ideal for both entertaining and relaxed day-to-day living."





KEY FEATURES

Favourite Spaces

When asked about their favourite rooms at the property, the owners replied, "The master bedroom, and opening the shutters first thing in the morning to watch the sun come up on the famous Customs House, and looking across the river to catch the fishing boats as they set off. It is so peaceful, there is something really special about being next to the water." They also enjoy spending time in the living/dining area. "It is very relaxing in the evenings and also a great space for hosting friends and family too." The top floor bedroom also has a mezzanine area, which provides handy storage or a personal snug/study area.

The Outside

The property has the benefit of a roof terrace which is completely private and secluded. "We love a glass of wine in the evenings, watching the sun set," the owners said. "We also have the best view in town to watch events such as the launch of Festival Too on King's Staithe Square. And when the weather starts to warm up, we love setting our bistro set outside the front porch." Car parking is available via an annual parking permit at a nearby gravel carpark. The communal courtyard area is owned by a management company made up of each property and includes bike and bin stores.

On Leaving

"We will miss the incredible views of the Customs House and the River Ouse. "The property is one of the most photographed in the local area due to its location next to the Customs House. This provides a great sense of pride, and due to the history of the property, you feel as though you are a custodian rather than an owner for a period of time. We look forward to passing this on to the next people to buy the property."

















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 fourteenth 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. "The proximity to pubs and restaurants on the riverside is one of the best things about the location," the owners 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, as well as weekly markets and numerous events throughout the year. Other amenities within the town include the Queen Elizabeth Hospital, primary schools, three secondary schools, a college and a library. "We also enjoy walking our dog in the nearby park, The Walks," the owners added, referring to the historic urban park located in the heart of King's Lynn, which is the only surviving eighteenth-century town walk in Norfolk.

How Far Is It To?

King's Lynn is connected to the nearby cities of Norwich and Peterborough via the A47 and to Cambridge via the A10, while the mainline British Rail service in the town offers trains to London Kings Cross London every half hour. "It's a real bonus that we're only a 10 minute walk to the train station with direct access to Cambridge and London." 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. With the popular seaside resort of Hunstanton within easy reach by a 16 minute drive. The Royal Estate of Sandringham is just 9 miles away. The cathedral city of Norwich lies approximately 43 miles to the south east with a wide range amenities available there, including an airport providing both national and international flights.

What Three Words Location

Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words ... [hogs.trains.craas](#)

Services, District Council and Tenure

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

The first floor plan shows a living room measuring 20'1" x 24'5" (6.12m x 7.45m) and a kitchen area measuring 17'3" x 11'8" (5.26m x 3.59m). The kitchen area includes a sink, stove, and refrigerator. A staircase is located between the living room and the kitchen area.

Floor plan of the second floor. It includes a bedroom measuring 15'3" x 14'3" (4.65m x 4.52m), a bathroom measuring 5'0" x 5'0" (1.52m x 1.52m), and a central landing area. Stairs lead up to the bedroom and down to the landing.

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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