

# LANDLES



32 & 33 Bridge Street | King's Lynn | Norfolk



**Extensive period property with origins from the 1550's situated on one of the town's most historic streets with views to the rear over the River Great Ouse.**

**Flexible accommodation – ideal live/work premises with spacious flat, commercial unit, residential annex, barn and parking**  
*First time offered to the market since restoration in the 1960's by well known local architect – Rare Opportunity. Grade 2 listed.*

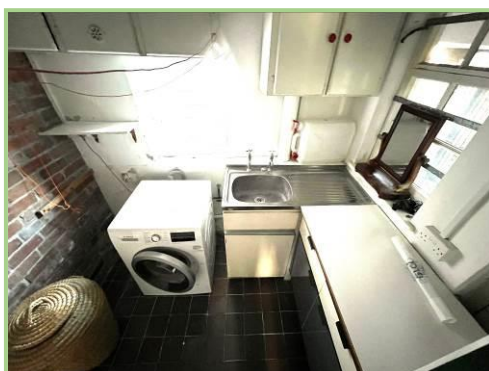
**Guide Price £325,000**

Folio: B/508ts

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- Living Room
- Dining Room
- Breakfast Kitchen
- Additional Sitting Room
- 3 Bedrooms & 2 Bathrooms
- Utility Room



- Commercial Studio
- Barn – GF & FF
- Courtyard Garden & Parking
- Ideal live/work premises & separate annex
- Grade II Listed / Historic Lynn
- No Onward Chain

**King's Lynn** is a historic market town situated on the banks of the River Great Ouse in West Norfolk. Once part of the Hanseatic League, the town offers a rich heritage with an array of interesting old properties and delightful South Quay featuring several cafes & eateries. Local amenities are a plenty with a variety both in the town centre and on the nearby Hardwick Retail Park positioned only a couple of miles away. There are good transport links in and out of the area with a mainline railway to London Kings Cross via Ely & Cambridge and A47 trunk road providing a convenient route to the nearby cities of Norwich & Peterborough (both around 1 hour away). **32 & 33 Bridge Street** comes to the market for the first time in many years having been in family ownership since redevelopment back in the 1960's and provides a rare opportunity to acquire a most interesting property in one of King's Lynn's most historic streets. The accommodation offered is flexible and could easily be configured to suit a live/work premises with the benefit of an annex. The property offers generous sized rooms and a raised terrace which takes advantage of views over the River Great Ouse at the rear. On the ground floor there is also the benefit of a self-contained commercial space, currently configured and run for nearly 60 years as a dance studio with changing rooms and WC's. This could suit a variety of alternative uses (stp). The Barn located at the rear is entered by a deck and has been part of the main accommodation, and makes an ideal entertaining area. The ground floor of the Barn provides useful storage. There might be further residential conversion potential stp. Historical Note: The property is understood to date back to around the mid 16<sup>th</sup> century and forms part of a continuous terrace, most of which are now houses in Bridge Street, including the Greenland Fishery on the corner. There are understood to have been a variety of occupiers over the years including a pub or ale shop (there is an ale serving hatch in one of the interior doors). Pevsner mentions the properties in Bridge Street having been "scheduled for demolition in the 1960's (see historic photo attached) but the houses were bought and (restored) converted by Desmond Waite (architect), a process which altered the appearance as little as possible". The front of the property is stuccoed with timber frame and masonry walls under a heavy beamed pitched roof with tiles and slates.

### 32 BRIDGE STREET;

#### **Ground Floor Entrance**

Entrance from covered side passage. Stairs to First Floor.

#### **Utility 7' 4" x 7' 2" (2.24m x 2.18m)**

With base units, stainless steel sink with drainer, point for a washing machine, cupboard housing meters & fuses, tiled floor and door to side covered passage.

#### **Stairs to First Floor**

#### **Sitting Room 16' 3" x 15' 1" (4.95m x 4.6m)**

Dual aspect, points for ceiling & wall lights & storage heater.

#### **Stairs to Second Floor Landing**

With cupboard housing the hot water cylinder

#### **Bedroom 12' 5" x 9' 8" (3.78m x 2.95m) (max into eaves)**

#### **Bathroom 6' 1" x 5' 5" (1.85m x 1.65m) (max into eaves)**

With low level WC, pedestal hand basin, panelled bath and tiled surrounds.

### 33 BRIDGE STREET;

#### **Inner Hall**

With exposed brick feature wall, radiator and stairs to the second floor landing.

#### **Living Room 20' 3" x 17' 4" (6.17m x 5.28m)**

Dual aspect with large bay window and door to the terrace, fireplace with marble surround, hearth & mantle, 2 radiators and storage cupboard.

#### **Dining Room 17' 3" x 13' 1" (5.26m x 3.99m)**

With exposed beams, inglenook style fireplace with oak mantle and radiator with thermostat.

#### **Breakfast Kitchen 17' 8" x 6' 4" (5.38m x 1.93m) (max)**

Dual aspect with fitted wall & base units, worksurfaces, high level electric oven, electric hob with extractor above, stainless steel sink, space for an undercounter fridge/freezer, exposed beams, panelled walls and radiator.

#### **Stairs to Second Floor Landing**

With radiator and airing cupboard housing the gas fired boiler.

#### **Bedroom 16' 7" x 8' 4" (5.05m x 2.54m) (max into eaves)**

With exposed feature beams and brickwork and walk in wardrobe 7' 10" x 7' 3" (2.39m x 2.21m) (max into cupboards) with fitted wardrobes.

#### **Bedroom 12' 8" x 11' (3.86m x 3.35m)**

With radiator.

#### **Bathroom 6' 5" x 5' 6" (1.96m x 1.68m)**

With low level WC, handbasin inset into worksurface, panelled bath and tiled surrounds.

### DANCE STUDIO – Approx 746sqft

#### **Front Room**

Front door independent access from Bridge Street

#### **Studio**

With 2x external doors to rear courtyards.

#### **Rear Lobby & WC**

### OUTBUILDINGS;

#### **Barn (GF) - 19' 11" x 14' 8" (6.07m x 4.47m)**

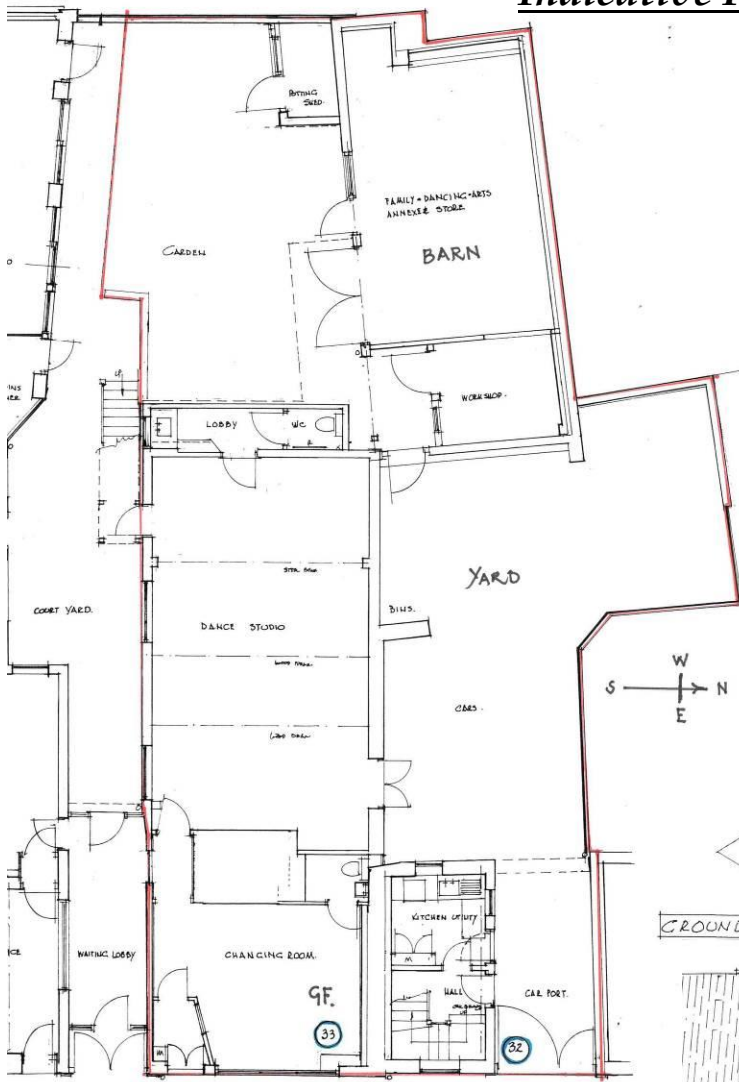
With power connection.

#### **Barn (FF) - 31' 1" x 15' 7" (9.47m x 4.75m)**

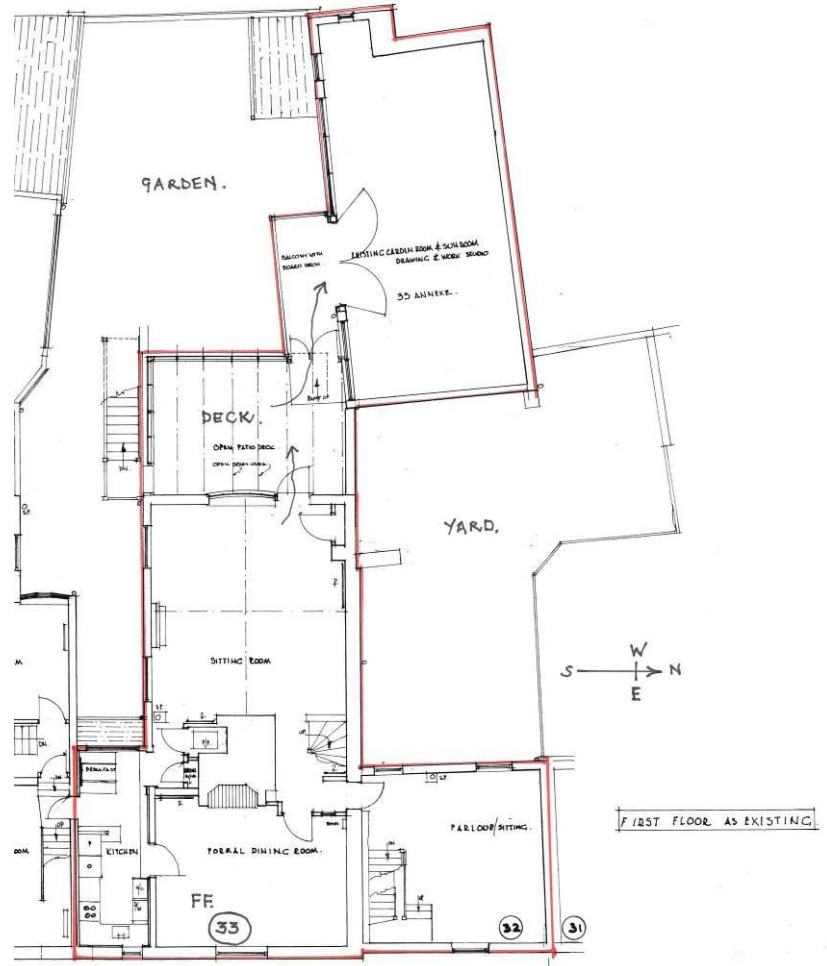
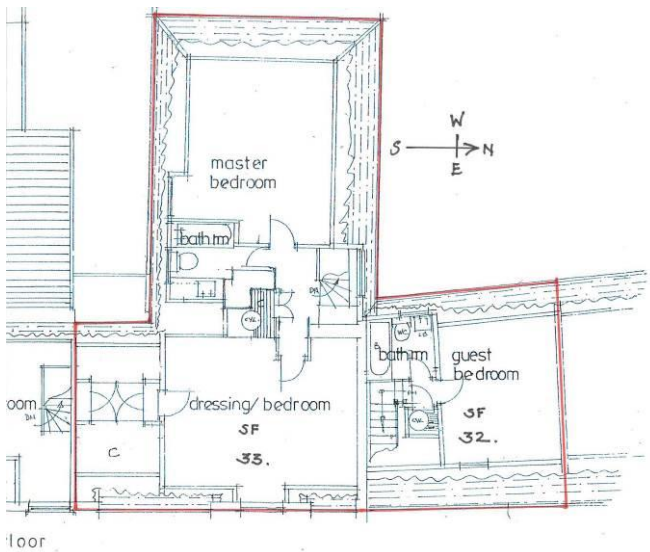
Accessed via terrace with large French doors & power connection.



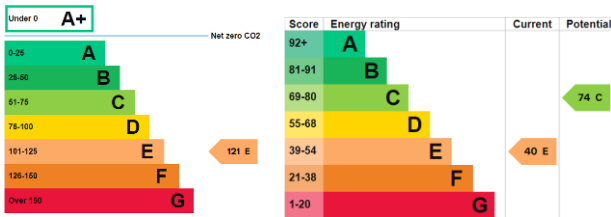
# Indicative Floorplans



GROUND FLOOR AS EXISTING



FIRST FLOOR AS EXISTING

Pre & Post Restoration Circa 1967

**Title:** We are advised that the property title is not currently registered at Land Registry. Our Clients / Clients legal advisors are in possession of Title Deeds.

**Flying Freehold:** Part of 33 Bridge Street constitutes a flying freehold over the ground floor of the neighbours entrance.

**Energy Performance Certificate (EPC)** The EPC for this property is provided by an Energy Assessor independent of LANDLES. Applicants should view the complete EPC report online at <https://www.epcregister.com/reportSearchAddressByPostcode.html> and searching by postcode.

**Services** All mains services are understood to be available. These services and related appliances have not been tested.

**Council Tax (32)** Enquiries indicate the property is assessed at Council Tax Band "C" with a current annual charge of £1,858.57, 2023/2024.

**Business Rates (33)** The VOA website indicates a current Rateable Value of £4,950.

**Tenure** Freehold. Vacant possession upon completion.

**Viewing** Further details and arrangements for viewing may be obtained from the appointed selling agents, LANDLES

**Negotiations** All negotiations in respect of this property are to be carried out strictly via the Agents, LANDLES

**Anti-Money Laundering Directive:** Prospective purchasers will be required to provide the usual PROOF OF IDENTITY documents at the stage of agreeing a subject to contract sale.

**OFFER REFERENCING:** Applicants who wish to put forward subject to contract offers agree to the selling agents, LANDLES, making the usual enquiries in respect of chain checking, to provide evidence of a lenders mortgage application in principal note, and to provide proof of funds on request, etc.

**Privacy Statement:** The LANDLES Privacy Statement is available to view online or upon request.

**SUBJECT TO CONTRACT: ALL NEGOTIATIONS IN RESPECT OF THIS PROPERTY REMAIN SUBJECT TO CONTRACT AT ALL TIMES.** Please read the IMPORTANT NOTES included on these Particulars.

**IMPORTANT NOTES** | LANDLES for themselves and for the Vendors or Lessors of this property whose Agents they are give notice that (i) the particulars are produced in good faith and are set out as a general guide only do not constitute any part of a contract and LANDLES accepts no responsibility for any error omission or mis-statement in these particulars (ii) no person in the employment of LANDLES has any authority to make or give any representation or warranty **whatever** in relation to this property (iii) any plans produced on these particulars are for illustrative purposes only and are not to scale, any area or other measurements stated are subject to measured survey (iv) unless specifically referred to in these particulars any chattels, garden furniture or statuary, equipment, trade machinery or stock, fittings etc is excluded from the sale or letting whether appearing in images or not (v) Applicants should make their own independent enquiries into current USE or past use of the property, any necessary permissions for use and occupation and any potential uses that may be required (vi) all prices and rents are quoted subject to contract and NET of VAT unless otherwise stated (vii) the Agents take no responsibility for any costs applicants may incur in viewing the property, making enquiries or submitting offers (viii) any EPC indicated in these particulars is produced independently of LANDLES and no warranty is given or implied as to its accuracy or completeness.

# LANDLES

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