



**MILLFLEET**  
KINGS LYNN, NORFOLK, PE30 5EG

**BROWN & CO**



## DESCRIPTION

Brown & Co offer a fascinating opportunity to acquire a substantial detached town dwelling in the heart of historic King's Lynn. The house, formerly the Lincoln Tavern pub which has views over four historic town landmarks, was painstakingly restored by the current owner and offer 2400sqft accommodation. There is also planning history for conversion to five apartments so the house may have other possibilities subject to relevant planning consents.

Lincoln House was formerly the Lincoln Tavern, a prominent Kings Lynn public house. The property has been owned for the last twenty years by our client who has painstakingly stored the house and it is presented in excellent order throughout with stripped fittings and original wood block flooring. Remarkably it must be one of the only houses in the town that has views over The Walks public park, King's Lynn Library, Greyfriars Tower, Kings Lynn Minster and the river all at once!

The needs to be viewed to fully appreciate but briefly the accommodation comprises; two large reception rooms formerly the public bars, snug, open plan farmhouse style kitchen breakfast room, study, shower room and hall to the ground floor. Five first floor bedrooms and bathroom. Outside there is a large private driveway and covered parking, courtyard garden and second garden area. Also there is a container the seller uses as a workshop.

There is historic planning permission for conversion for five apartments and there is significant scope for such a development again, indeed there is a number of potential uses for the house and grounds subject to relevant planning permissions being granted. Modern fitted (2017) kitchen breakfast room. Also there is a WC and access to a rear entrance hallway. Upstairs there are three double bedrooms, including and triple aspect master room and third bedroom with beautiful stripped wooden floors

Viewing is by appointment only please contact the office on 01553 770771.

### SERVICES

Services: Gas central heating, with Mains water and drainage

EPC: E / Council Tax Band: C

We have not carried out tests on any of the services or appliances and interested parties should arrange their own test to ensure there are in working order.

### ANTI MONEY LAUNDERING LEGISLATION

In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

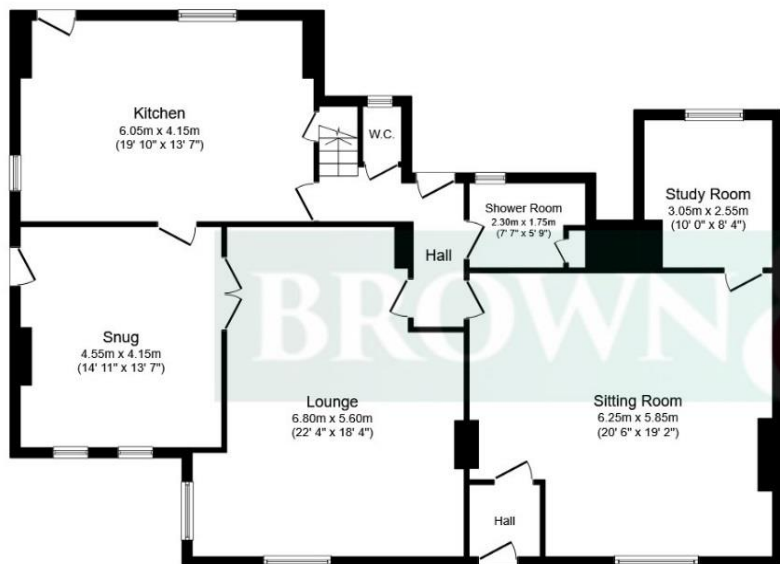
### SPECIFICATION:

- Substantial period property (1930)
- Prominent town center location
- Five bedrooms
- Meticulous conversion to dwelling from former public house
- Large parking area and garden space
- 2400sqft approx.
- Three large reception rooms
- Open plan kitchen and breakfast room
- Stone's throw from town center
- Must be viewed to fully appreciate

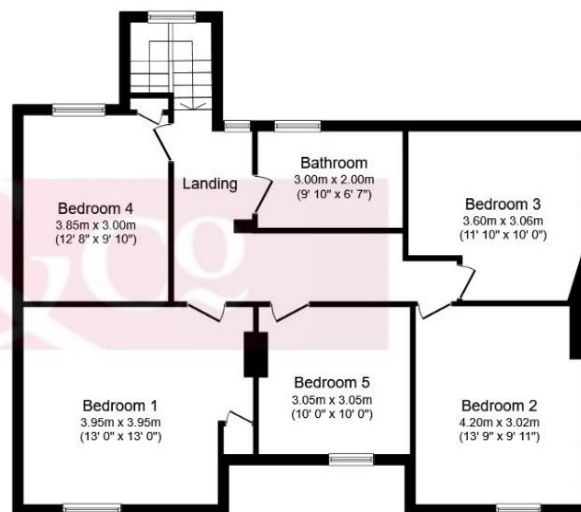








**Ground Floor**



**First Floor**

Total floor area 226.0 sq. m. (2,433 sq. ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Brown & Co Powered by [www.focalagent.com](http://www.focalagent.com)

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