



Aickman House

THE STORY OF

# Aickman House

*King's Lynn, Norfolk*

SOWERBYS



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# Aickman House

Aickmans Yard, King's Lynn,  
Norfolk, PE30 1HW



- Newly Refurbished
- Grade II Listed with Period Features
- Three Double Bedrooms
- Two Reception Rooms
- Log Burner
- Chain Free -Potential Investment Opportunity
- Courtyard Garden
- Outbuildings
- Walking Distance to Town Centre
- Easy Access to Transport Links and Leisure Facilities



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“An elegant symmetry to the frontage is rewarded internally with well-proportioned mirrored reception rooms to either side...”

King Street is a particularly notable stretch of this wonderful port town, as it is lined with fine examples of Georgian architecture and even some significantly earlier. More than thirty listed buildings are located in the area, and as the streets and lanes wind their way down the quayside, evidence of the trades and commerce that have supported the growth and affluence of this impressive trading port are evident around every corner.

Venturing under the archway into a bygone era, like stepping into the pages

of a Dickensian novel, we find ourselves in Aickman's Yard, the site of the former foundry owned and operated by John Aickman and his family. Here, nestled neatly off the main street, is Aickman House, built in 1826 and was once a home to a member of the family or a trusted senior employee. Sadly the property suffered from some neglect in recent years but the present owner has undertaken a meticulous schedule of works to breathe new life into this inspiring home.





There is an elegant symmetry to the frontage which is rewarded internally with well-proportioned mirrored reception rooms to either side of the initial entrance. These gorgeous spaces are flooded with light from south-facing sash windows which retain their original shutters in working order.

Clever details have been carefully added and retained - from wood panelling and exposed brickwork, to fireplaces and oak thresholds in the doorways - it is evident there has been an exemplary level of attention to every chapter.

The addition of a log-burner in the dining room is perfect for retaining the timeless cosiness of a crackling fire, and creates the ideal place for family and friends to gather throughout the seasons at all hours of the day. The neighbouring sitting room is a wonderful accompaniment, providing that extra space for movie nights or quieter moments of retreat.



To the rear of the home is an exquisite and generous kitchen where, once again, the choice of Shaker style units and a Belfast sink is in keeping with the overall theme of the home being warm, welcoming and brilliantly practical. A large cupboard is an excellent addition and gives the opportunity to create an enviable walk-in pantry-cum-utility cupboard. A substantial range cooker fits snugly into a former fireplace, with room for additional appliances to finish off a well-rounded cook's kitchen.



Upstairs, each of the rooms offers something unique, with three double bedrooms, two of which are of good-size and enjoy south-facing views over the roof tops and old town. The third bedroom is a curiously enchanting spot with a bespoke arched window and textural brick walls, and would make splendid dual use as a study.

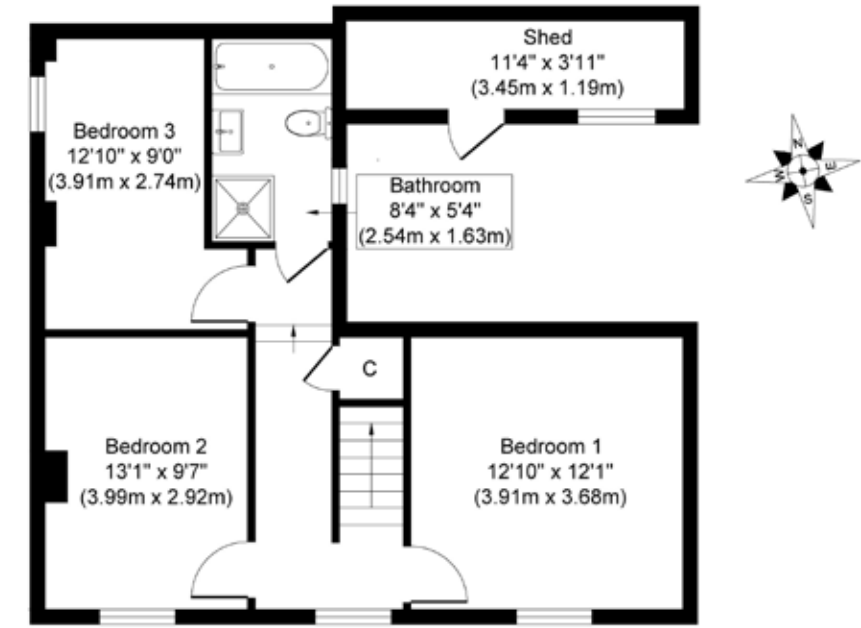




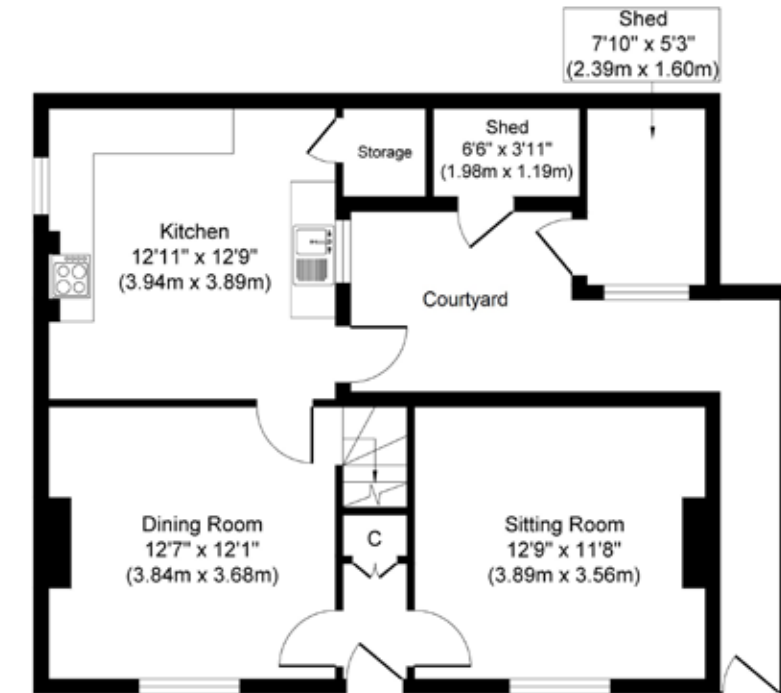




Outside, the courtyard is just the right scene for a bistro table and chairs to pause for a morning coffee or evening tittle. The surprising finishing touch is a couple of useful brick sheds, one of which still has the remnants of its former life as a smoke house. A hand side gate makes for easy access with bikes and groceries.



First Floor  
Approximate Floor Area  
556 sq. ft  
(51.65 sq. m)



Ground Floor  
Approximate Floor Area  
606 sq. ft  
(56.29 sq. m)

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.



ALL THE REASONS



# King's Lynn

IN NORFOLK  
IS THE PLACE TO CALL HOME



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.

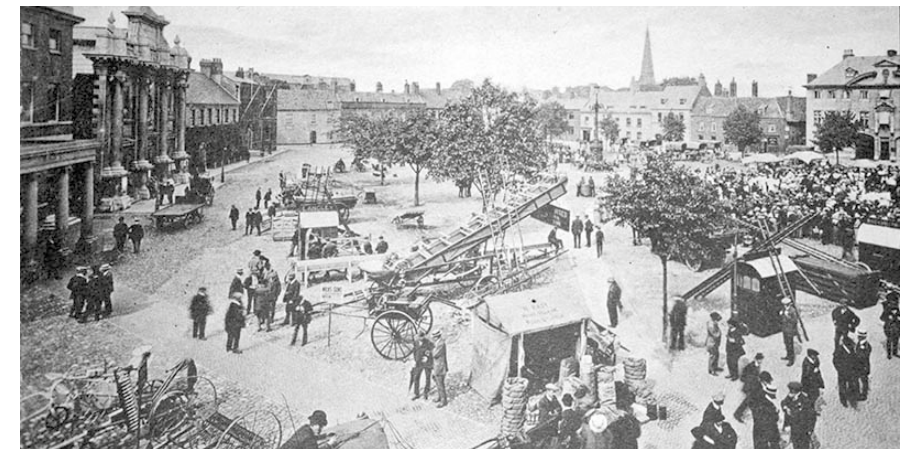
With more than 400 listed buildings, two warehouses – Hanse House and Marriott's Warehouse – still stand in the centre of the town, along with King's Lynn Minster and Custom House. These have appeared as stars of the screen in numerous period dramas and it's not unusual to spot a camera crew and cast 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. It's easy to see the appeal of this central location with a clutch of high street retailers and independent restaurants in the town's Vancouver Centre. The Majestic Cinema and King's Lynn Alive Corn Exchange are the place to catch a film or show, or check out what's on at St George's Guildhall, the UK's largest surviving medieval guildhall, today a vibrant arts centre.



Note from Sowerbys



Tuesday Market Place

“Through the streets of King's Lynn, there's history to be found at every turn.”

THE VENDOR



## SERVICES CONNECTED

Mains electricity, water and drainage. Electric wall mounted radiators and log-burner.

## COUNCIL TAX

Band C.

## ENERGY EFFICIENCY RATING

An Energy Performance Certificate is not required due to the property being Grade II Listed.

## TENURE

Freehold.

## LOCATION

What3words: ///panels.turns.prices

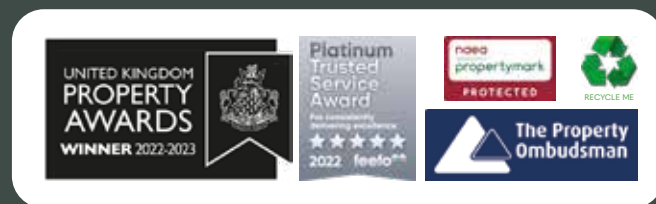
## AGENT'S NOTE

The property is Grade II Listed - A parking permit for a space in a nearby car park will be provided in the sale, for a maximum of one year. A number of other local authority and private car parks in the vicinity of the town centre, offer permits for purchase separately.

Please note that some internal images have been virtually staged.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

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