



# 1 King Street

*King's Lynn, Norfolk*

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SOWERBYS



# 1 King Street

King's Lynn, Norfolk  
PE30 1ET

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Grade II Listed Georgian Building

Packed with Charm and Character

Sympathetically Modernised Throughout

Sold with No Upward Chain

Spacious and Elegant Reception Hall

Two Self-Contained Ground Floor Offices

First Floor Office and Separate Hub of Three Desks

Further Office Spaces on the Upper Levels

Ground Floor and Second Floor WCs, and First Floor Kitchen

Within Ideal Walking Distance to Train Station with a  
Direct Line to Ely, Cambridge, and London

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**SOWERBYS KING'S LYNN OFFICE**

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## A RICH PAST

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Located in the historic heart of King's Lynn, 1 King Street is an area rich in history and architectural charm, a property which seamlessly blends its historic essence with modern functionality.

Originally built around 1670 for Sir John Turner and featuring a façade from around 1750, 1 King Street has a storied past. Adjacent to the Custom House, this prominent building has served various businesses over the years, including an estate agency and, more recently, an accountancy firm. Now, due to a business restructure, this magnificent property is available on the open market.

Over the past few years, the property has been fully modernised and re-purposed - all whilst retaining its historic charm. Upon entering through the original Georgian front door, you are greeted by an elegant reception hall featuring a curved staircase, original panelling, and a curved door, setting a tone of sophistication and class.

## THE PROPERTY

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To the left of the entrance are two fully self-contained glass offices, ideal for private client meetings. The front-facing sash windows, high ceilings, and elegant coving add an extra touch of grandeur to this space.

The first floor serves as the central hub, accommodating three desks, perfect for team meetings. Additionally, there is a fully self-contained office for busier practices. The top floor offers further space for two to three desks and a large archive room, complemented by a usable attic currently utilised for extra storage.

This Georgian house, in a prominent position in King's Lynn, has been sympathetically modernised throughout to provide a contemporary and functional working environment. It is offered for sale in pristine condition and with no upward chain.





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

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*



“We've loved being next door to the splendid 1683 Custom House and so close to a wealth of stunning buildings, heritage museums, and attractions.”

THE VENDOR



### SERVICES CONNECTED

Mains water, electricity, and drainage. Electric heating.

### COUNCIL TAX

To be confirmed.

### ENERGY EFFICIENCY RATING

An Energy Performance Certificate is not required for this property due to it being Grade II listed.

### TENURE

Freehold.

### LOCATION

What3words: ///forget.reform.mole

# SOWERBYS

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