



THE STORY OF

Muskegon House

King's Lynn, Norfolk

SOWERBYS



THE STORY OF

Muskegon House

King's Lynn, Norfolk
PE30 3AX

Masterful Refurbishment

Landscaped Frontage and Electric Gates

Grand Entrance Hall

Characterful Reception Rooms

Modernised Kitchen/Breakfast Room

Integral Annexe

Principal Bedroom with En-Suite

Impressive Outdoor Amenities

Landscaped Grounds

Versatile Layout

SOWERBYS KING'S LYNN OFFICE

01553 766741

kingslynn@sowerbys.com





This five-bedroom family home has been masterfully refurbished, achieving a harmonious balance between period elegance and contemporary design. The property's transformation thoughtfully enhances its historic character while providing modern functionality and style.

As you approach through electric gates, you are welcomed by a beautifully landscaped frontage that exudes curb appeal. An oak-framed veranda adds to the charm and leads into a grand entrance hall, where the original stained glass door and intricate tiled flooring make an immediate impression.

The two primary reception rooms, situated on either side of the hall, offer spaces rich in character. The sitting room features a log burner, perfect for cosy evenings, while the dining room showcases an original serving hatch with detailed wood carving, adding a nostalgic touch. The kitchen/breakfast room has been tastefully updated with timeless Shaker-style units that seamlessly blend with the retained period cabinetry, offering both style and practicality.

A versatile additional reception room serves as a superb boot room and connects to an integral annexe. This self-contained space includes a kitchen, a bathroom with an over-bath shower, and two further rooms that can flexibly function as a bedroom, snug, study, or games room, adapting to the needs of any household. Upstairs, the landing is a space to admire, enhanced by a large window seat with integrated storage that offers delightful views over the hallway below.



Of the four bedrooms two are generously proportioned doubles while the other two are comfortable singles. The principal bedroom enjoys its own en-suite shower room and all rooms are served by a family bathroom that is a sanctuary of relaxation, featuring a freestanding roll-top bath and a spacious walk-in shower.

Outside, the meticulously designed grounds are equally impressive. A pool, complemented by an oak-framed alfresco dining and entertaining area, promises endless summer enjoyment. The property also features a double garage with an adjoining workshop, a cart lodge, and ample off-road parking. Newly planted trees and shrubs add the finishing touch to this carefully curated outdoor space.

This home is a rare find, offering the perfect blend of historic charm and modern luxury in a family-friendly layout, with versatility to meet the demands of modern living.



King's Lynn

AN HISTORIC MARKET TOWN
IN WEST NORFOLK

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 Sowerbys



“This home is a rare find, offering the perfect blend of historic charm and modern luxury.”



SERVICES CONNECTED

Mains water, electricity, gas and drainage.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

D. Ref: 2468-6006-7219-4326-0964

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///practical.chickens.laminated

AGENT'S NOTE

Some images have been virtually staged to show how the property could look once furnished.

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.

SOWERBYS

To mark our 30th anniversary year, we're making a donation
to these Norfolk charities every time we sell a home

Nelson's
Journey

 **St Martins**
more than a home
for the homeless

 **mind**
Norfolk and
Waveney

 **Cancer
Charity**
— EST. NORFOLK 1989 —

 **East Anglian
Air Ambulance**

Sowerbys Estate Agents Limited is a company registered
in England and Wales, company no: 05668606.
Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

