



THE STORY OF

Aickman House

King's Lynn, Norfolk

SOWERBYS



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Aickman House

Aickman's Yard, King Street, King's Lynn, Norfolk
PE30 1HW

Grade II Listed Georgian Home
Dating Back to 1826

South-Facing Sash Windows
with Original Shutters

Two Bright Reception Rooms with Period Charm

Shaker-Style Kitchen with Belfast
Sink and Range Cooker

Walk-In Pantry Cupboard for Added Storage

Three Unique Bedrooms Full Of Character.

Private Courtyard, Perfect for Outdoor Dining.

Three Original Outbuildings,
Including a Former Smokehouse

Peaceful Location in Historic Aickman's Yard

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Hidden away through a quiet archway on historic King Street - one of the most admired stretches in the heart of King's Lynn - Aickman House is a rare and resplendent Georgian gem, standing gracefully where the cobbles whisper stories of trade, craftsmanship and community.

Built in 1826 and once thought to have been the residence of a senior employee at the Aickman family's foundry, this home is steeped in the rich heritage of the town. But more than that, it has been lovingly brought into the present with heart, soul and timeless flavour.

Step inside and you're greeted by a warmth which can't be measured in square feet. The front elevation's balanced symmetry is echoed inside, where twin reception rooms flank the hallway - both bright with natural light pouring through original south-facing sash windows and softened by period shutters. Whether gathered around the crackling wood-burner in the dining room for Sunday suppers or curled up for quiet evenings in the sitting room, these are spaces which invite both celebration and stillness.

The kitchen, lovingly referred to by the current owner as "very homely", is the heartbeat of the home. Thoughtfully re-imagined in a classic Shaker-style, it's a space to cook, to connect and to linger. A Belfast sink, a sturdy range cooker nestled into an old fireplace, and a walk-in pantry cupboard all speak to its practicality, while the mood remains effortlessly elegant. This is a room which hums with the promise of morning coffees and candlelit dinners alike.

Upstairs, three superb bedrooms offer both tranquillity and character, each with its own sense of space and personality. Bedrooms one and two are comfortable doubles which benefit from those same wonderful southerly views over the old town rooftops, while bedroom three - with its exposed brickwork and bespoke arched window - feels almost like a secret nook, ideal as a peaceful study or creative escape.

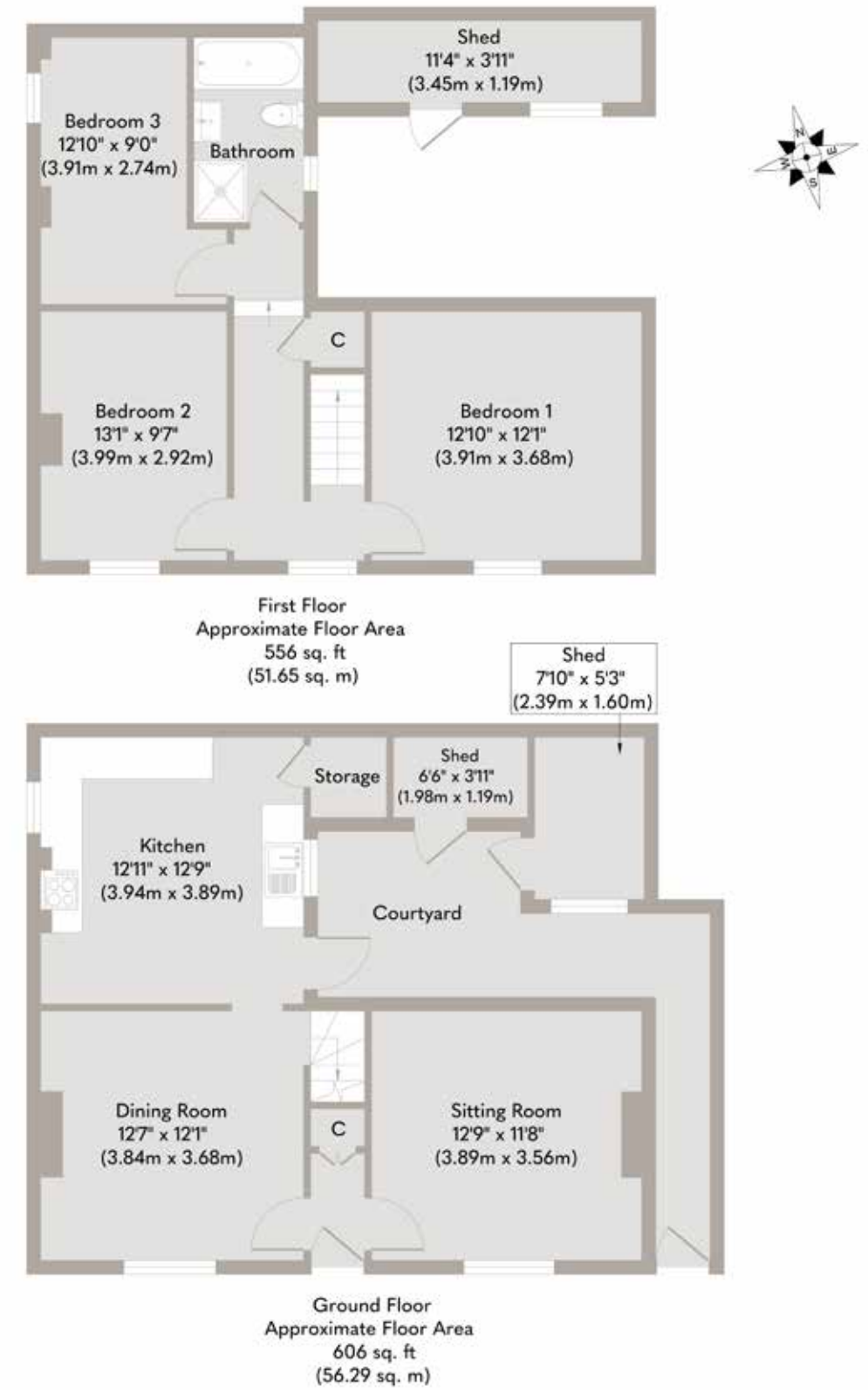
Outside, a charming courtyard beckons for bistro breakfasts or late-night glasses of wine under the stars. Three original outbuildings, including one that bears the hallmarks of its former life as a smoke house, add intrigue and utility in equal measure - perfect for storage, hobbies, or simply a nod to the past.

Living here, life gently slows. Within moments, you can stroll to the quayside, lose yourself in winding lanes filled with history, or savour the energy of the town centre's independent shops and lively events. The proximity to The Bank House for a fine meal, or M&S for everyday essentials, gives you the best of both worlds - practical and picturesque, vibrant yet serene.

But perhaps the true magic of Aickman House lies in the lifestyle it nurtures - one of deep-rooted character, easy connection and quiet pride. As one resident described it: unique, admired and strategically placed.

Aickman House isn't just a home - it's a storybook waiting for its next chapter.





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

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 the Vendor



"This is a characterful property, one which is unique, admired, and in a strategic place for the town centre."



SERVICES CONNECTED

Mains water, electricity, and drainage. Modern electric heaters and log burners.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

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

TENURE

Freehold.

LOCATION

What3words: ///mess.flap.varieties

AGENT'S NOTE

The present owners have a permit for private parking nearby, please speak with an agent for further details. Additionally, a number of local authority and private car parks in the vicinity of the town centre offer a range of permits and interested parties may make their own enquiries into the cost and availability of these services.

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

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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