



S

THE STORY OF

Bay Tree House

King's Lynn, Norfolk

SOWERBYS

S

THE STORY OF

Bay Tree House

4 Checker Street, King's Lynn,
Norfolk, PE30 5AS

Offered with No Onward Chain

Elegant Georgian Façade
with Original Charm

Spacious Open-Plan Sitting
and Dining Room

Bright Kitchen/Breakfast
Room with Garden Access

Private Courtyard Garden for
Relaxing and Entertaining

Two Double Bedrooms
with Period Fireplaces

Versatile Third Room
- Ideal Study, Dressing
Room, or Play Nook

Generous Family Bathroom
with Bath and Separate Shower

SOWERBYS KING'S LYNN OFFICE
01553 766741
kingslynn@sowerbys.com

Named for the charming bay tree that stands proudly in its front garden, Bay Tree House is a Georgian-fronted home that reveals far more than its modest façade suggests. Beyond the garden gate and the large, characterful wooden door lies a home of genuine substance and quiet charm - high ceilings and generous proportions give an immediate sense of space and welcome.

The open-plan sitting and dining room stretches a little over seven metres by just over four metres (at maximum), with a beautiful sash window at one end and french doors at the other that open out into the private courtyard garden. It's a wonderfully sociable space - perfect for family gatherings or relaxed evenings with friends, where the soft light from both directions shifts with the day.

The kitchen/breakfast room offers a modern feel and also connects to the outside, blending practicality with a flow that suits everyday living. To the far end of the home, a useful utility area and cloakroom provide excellent functionality.

Upstairs, two comfortable double bedrooms feature period fireplaces and large sash windows that fill each room with natural light. The third bedroom is reached through a versatile space - ideal as a study, a dressing room, or a play nook, depending on one's needs. All are served by a particularly generous family bathroom with both a separate bath and shower.

While the house would now benefit from some updating, its inherent warmth and character shine through. This is a home with heart, one that feels welcoming from the moment you step inside, and whose deceptive scale and elegant layout make it as practical as it is charming.

Bay Tree House has most recently been used as an investment property, and is offered with no onward chain, ready for its next chapter to begin.





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.

Copyright V360 Ltd 2025 | www.houseviz.com

King's Lynn

A 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 reach 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



“...a wonderfully sociable space, where the soft light from both directions shifts with the day.”



SERVICES CONNECTED

Mains electricity, water and drainage. Gas fired central heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

D. Ref:- 2021-3007-7206-7549-3204

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: ///sample.chairs.deed

AGENT'S NOTE

The property is situated within a conservation area.

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.



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

