



Lynn Road, Shouldham Thorpe, King's Lynn, PE33 0EB

welcome to

Lynn Road, Shouldham Thorpe, King's Lynn

Planning permission granted! A former pub in the sought-after village of Shouldham with full planning permission to convert into two semi-detached homes. Generous accommodation includes large reception areas, 7 bedrooms, 5 en suites & extensive driveway. A rare redevelopment opportunity!



Accommodation:

Rear Entrance

Single-glazed window to the rear. Door to the rear leading to parking area.

Main Reception Area

50' x 23' (15.24m x 7.01m)

Various single-glazed & double-glazed windows. Single-glazed door to the front. Double-glazed door to the rear. Bar area. Storage cupboard.

Reception Area

40' 6" x 26' 4" (12.34m x 8.03m)

Fireplace. Door leading to the conservatory. Stairs leading to the first floor landing.

Lounge

16' 5" x 16' 3" (5.00m x 4.95m)

Single-glazed window to the front. Radiator. Fireplace.

Conservatory

11' x 20' 6" (3.35m x 6.25m)

Air conditioning unit.

Kitchen

23' 1" x 13' (7.04m x 3.96m)

Two single-glazed windows to the sides. Single-glazed door to the rear. Two stainless steel sink units.

Utility Room

19' 4" x 16' 8" (5.89m x 5.08m)

Single-glazed windows to the side & rear. Radiator. Space & plumbing for a washing machine & tumble dryer. Fitted with a range of units.

First Floor Landing

Storage cupboard.

Bedroom One

10' 9" x 12' 5" (3.28m x 3.78m)

Single-glazed window to the rear. Radiator.

En Suite

Fitted with WC, wash hand basin & shower cubicle.

Bedroom Two

11' 7" x 12' 5" max (3.53m x 3.78m max)

Single-glazed window to the front. Radiator.

En Suite

Fitted with WC, wash hand basin & shower cubicle.

Bedroom Three

10' 8" x 8' 2" (3.25m x 2.49m)

Single-glazed window to the front. Radiator.

En Suite

Fitted with WC, wash hand basin, bath & shower cubicle. Single-glazed window to the rear.

Bedroom Four

8' 9" x 18' 4" max (2.67m x 5.59m max)

Single-glazed window to the rear. Radiator.

En Suite

Fitted with WC, wash hand basin & shower cubicle.

Bedroom Five

12' x 19' 1" (3.66m x 5.82m)

Single-glazed window to the rear. Radiator.

En Suite

Fitted with WC, wash hand basin & shower cubicle.

Bedroom Six

12' 3" x 13' 9" (3.73m x 4.19m)

Single-glazed window to the front. Radiator.

Bedroom Seven

12' 3" x 9' 4" (3.73m x 2.84m)

Single-glazed window. Radiator.

Bathroom

Fitted with WC, wash hand basin & bath. Radiator.

Outside

Offering an extensive tarmac driveway providing off-road parking for multiple vehicles. The enclosed garden is mainly laid to lawn, alongside a large patio area.

Agent's Note

Planning permission is granted under ref: 25/00750/F

Heating to the property is served by gas central heating, oil heating & electric heating. Please contact the branch for further information if required.



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Lynn Road, Shouldham Thorpe, King's Lynn

- Detached property
- Planning for conversion into semi-detached dwellings
- Currently 7 bedrooms + 5 en suites
- Large off-road parking area
- Sought-after village location

Tenure: Freehold EPC Rating: Exempt
Council Tax Band: Deleted

£500,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DHM112017 - 0002

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