



10 South Quay  
Kings Lynn | Norfolk | PE30 5DT

 FINE & COUNTRY

# PANORAMIC RESIDENCE



An exceptional Grade II Listed Georgian warehouse conversion in a truly unique riverfront location on the quayside in King's Lynn overlooking the Great Ouse and a stone's throw from the iconic Customs House. Blending rich maritime heritage with luxurious contemporary living across three floors plus a unique lookout tower, it offers characterful space, private parking for four vehicles and a private walled courtyard. Delivering an unparalleled townhouse, this exceptional property will appeal to discerning buyers seeking history, views and convenience in equal measure.



# KEY FEATURES

- A Grade II Listed Georgian Warehouse Conversion in a Prime Riverfront Location overlooking the River Great Ouse
- Substantial Open-Plan Space comprising of the Kitchen, Family Living and Dining Room
- Impressive First-Floor Drawing Room with Air Conditioning and River Views
- Three Double Bedrooms (Two with En-Suites) & Shower Room
- The Master Bedroom also benefits from Air Conditioning
- Merchants Observation Tower with Superb Panoramic Views
- Private Lift and Georgian Staircase
- Generous Cellar and Full-Depth Storeroom
- Private Parking for Four Vehicles
- Long Shed Garage and Walled Courtyard
- The Accommodation extends to 3,728sq.ft
- EPC: Not Required

This rare riverside residence presents a unique opportunity to own a piece of King's Lynn's maritime legacy, thoughtfully restored for modern elegance and positioned for effortless town living with London commutes and nearby coastal escapes.

## A Rich History

"The location, proximity to shops, parking for four cars and stunning views were what first drew me to the property," the present owner said. Dating to the early 19th century as part of the Sommerfeld Thomas Warehouse, this distinctive red brick building was sensitively reconstructed after wartime damage and received a Grade II listing in 1974, forming part of King's Lynn's celebrated Heritage Action Zone with group value alongside other historic quayside structures.

## Serving Up The Best

Previously a popular restaurant, it has been meticulously converted into a private residence that preserves its period grandeur. Although the owner has not found it necessary to undertake any specific improvements during their ownership, the property has benefitted from a prior comprehensive restoration which included a new boiler, full rewiring, redecoration, re-plastering where needed, restored windows, a modern flood door and extensive work on the observation tower, which is all less than 10 years old.





# KEY FEATURES

## A Unique Home

On entering through a welcoming porch, one steps into a breathtaking open-plan expanse where a bespoke handmade kitchen with quartz worktops, central island and integrated appliances flows seamlessly into a spacious family living area and elegant dining room, all unified by polished limestone flooring and bathed in natural light from tall Georgian sash windows. A dual-aspect log burner fireplace forms a cosy focal point, while a rear hall provides access to a guest WC, private lift, generous cellar for storage or wine, full-depth storeroom and the long shed garage which opens both ends. Upstairs, the first floor reveals a magnificent 36ft. drawing room with river views, a bedroom suite with en-suite and dressing room plus a laundry/utility. Taking the staircase to the floor above, the second floor offers two further characterful double bedrooms with en-suites including one with vaulted ceiling and exposed beams; and at the top level is the jewel in the crown with the hexagonal lookout tower boasting the most amazing 360-degree panoramas.

## So Much To Offer

"The lovely views from the lookout tower and the grand sitting room on the first floor are remarkable features," the owner said. The property certainly stands out with its soaring ceilings, original sash windows, exposed beams and unique merchants' tower offering unrivalled river vistas, creating an atmosphere of historic luxury enhanced by modern touches such as the lift for accessibility. Its quayside setting delivers serene waterfront living amid King's Lynn's vibrant regeneration.

## Favourite Spaces

"The drawing room is my favourite for its luxury feel, and all bedrooms have en-suites," the owner reflected on their preferred areas. The grand first-floor drawing room, with its impressive length, open fireplace and westerly river outlooks, serves as a luxurious retreat for relaxation, while the en-suite bedrooms provide comfortable, hotel-like indulgence.

## The Outside

A private shingled area at the front provides parking for four vehicles. To the rear lies a private walled courtyard garden laid with stone for low maintenance and ideal as a "nice patio" for al fresco entertaining in tranquil seclusion, and also a long shed garage offering versatile storage accessible from both ends.

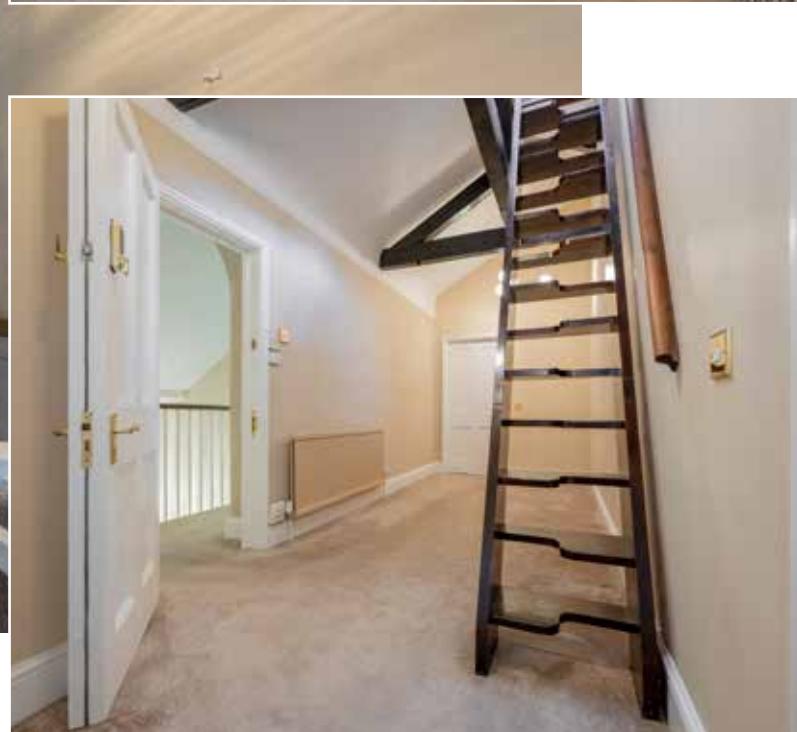
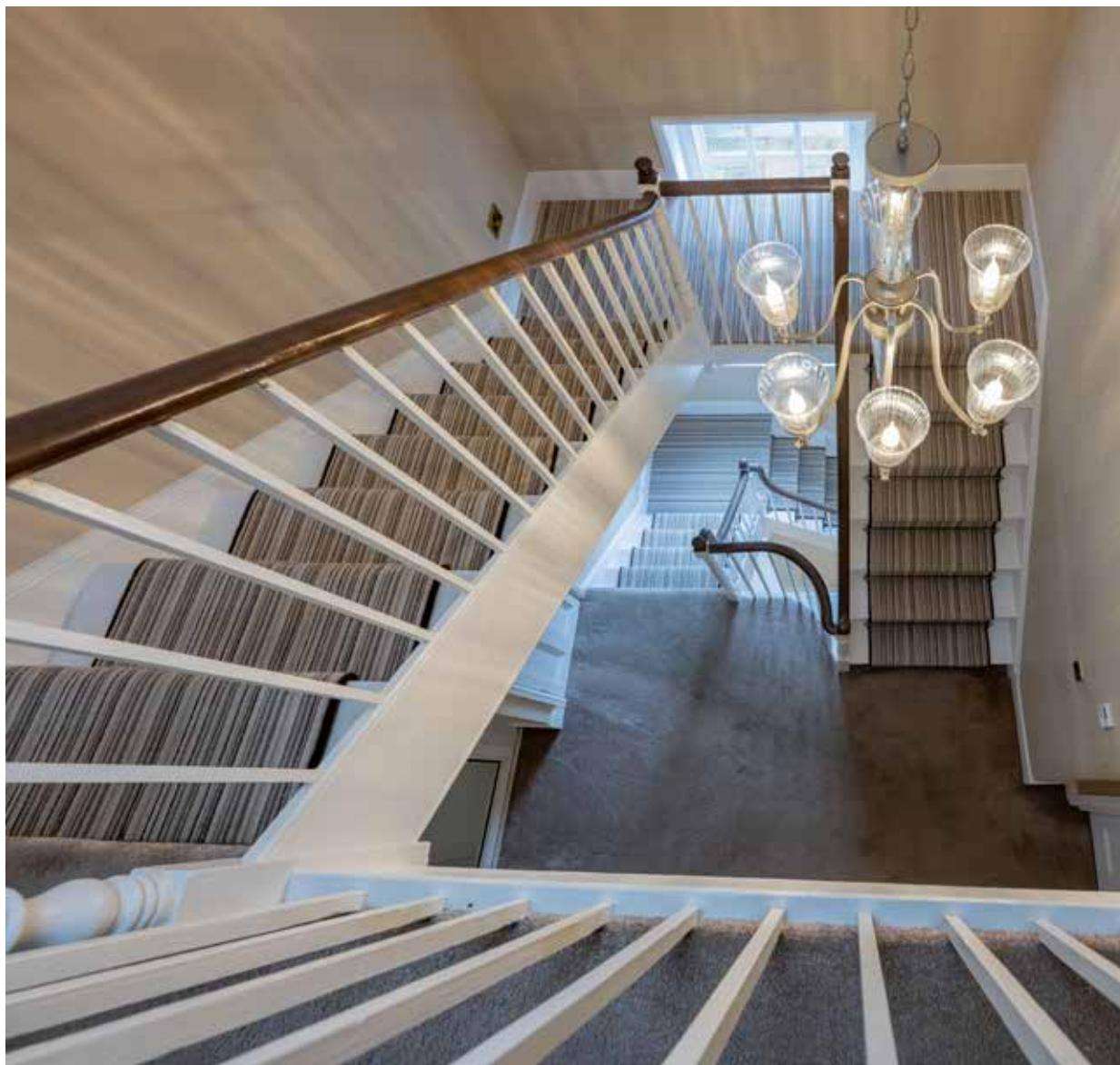
































# INFORMATION



## On The Doorstep

Located on the banks of the River Ouse with its fishing port still in use today, King's Lynn has long played an important role in England's maritime history; during the fourteenth century it ranked as the nation's most important port, as vital to England during the Middle Ages as Liverpool was in the Industrial Revolution. "Cycling path, walks, chess club, coffee shops," the owner commented when discussing local highlights. The proximity to pubs and restaurants on the riverside is one of the outstanding aspects of the location. The town is well served with a broad range of shops, supermarkets, restaurants, a ten-pin bowling alley, swimming pool, football club, cinema, theatre and three churches, as well as weekly markets and numerous events throughout the year. Other amenities within the town include the Queen Elizabeth Hospital, primary schools, three secondary schools, a college and a library. There are also wonderful walks to be had in the nearby park, The Walks, the historic urban park located in the heart of King's Lynn, which is the only surviving eighteenth-century town walk in Norfolk.

## How Far Is It To?

King's Lynn is connected to the nearby cities of Norwich and Peterborough via the A47 and to Cambridge via the A10, while the mainline British Rail service in the town is just a twelve-minute walk away and offers services to Cambridge and London Kings Cross London every half hour. The Sandringham Estate is about five miles away with attractive walks through the woods. Slightly further afield is the celebrated North Norfolk coastline with its wonderful beaches, and the popular seaside resort of Hunstanton sixteen miles away by car. The Royal Estate of Sandringham is just eight miles by road. The cathedral city of Norwich lies approximately forty-six miles to the south east with a wide range amenities available there, including an airport providing both national and international flights.

## Directions

From King's Lynn town centre at Tuesday Market Place, take King Street towards the river, passing historic landmarks en route. Turn right into Purfleet Place and continue around into South Quay - the property will be found on the left, identified by a Fine & Country For Sale Board.

## Services, District Council and Tenure

Gas Central Heating, Mains Water, Mains Drainage

Broadband Available - please see [www.openreach.com/fibre-checker](http://www.openreach.com/fibre-checker)

Mobile Phone Reception - varies depending on network provider - Please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

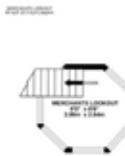
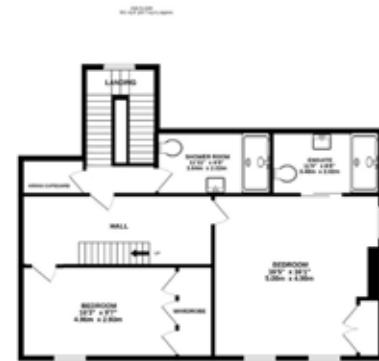
King's Lynn and West Norfolk District Council - Council Tax Band F

Freehold

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TOTAL FLOOR AREA : 3728 sq.ft. (346.4 sq.m.) approx.

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# FINE & COUNTRY

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