



Hampton Court, Nelson Street, King's Lynn
PE30 5DX

BROWN & CO



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Contact Brown & Co to view.

Historic town house

Stunning location close to Minster

Three bedrooms

Courtyard setting and residents 'secret' garden

Sitting room with period fireplace

Beautiful views of old buildings

Grade I listed building

Town centre stones throw away

Mainline station to Ely, Cambridge and London very accessible



The Property

A rare opportunity to acquire a Grade I listed three-bedroom townhouse forming part of the historic Hampton Court, a unique quadrangle development dating from the 14th to 17th centuries and restored by the King's Lynn Preservation Trust. Offered with no upward chain, the property represents a distinctive and characterful home within one of the town's most notable settings.

No. 11 is particularly noteworthy as the only 'house' within the development, offering over 1,100 sq.ft of accommodation arranged over two floors, together with an impressive 46ft attic space above.

The property is well presented and retains a wealth of character features including exposed beams, large picture windows and an impressive, exposed brick chimney breast with inglenook fireplace. Views are enjoyed over the central quadrangle and towards Hanse House on St. Margaret's Lane. The ground floor comprises an entrance hall leading to a well-proportioned living room, a dual-aspect space with wood burning stove set within the inglenook fireplace. The kitchen/dining room is fitted in a traditional shaker style with granite work surfaces, Butler sink and integrated appliances, providing a practical yet characterful space with direct access to St. Margaret's Lane.

To the first floor, a landing with large picture window enhances the sense of light and space, leading to three bedrooms. The principal bedroom is particularly generous with dual aspect and exposed brick detailing, whilst the remaining bedrooms offer flexibility for family, guest or study use. The property is served by both a family bathroom, fitted in a heritage style with bath and shower over, and a separate modern shower room with underfloor heating. A notable feature is the substantial attic space extending to approximately 46ft, offering excellent storage potential.

Externally, residents of Hampton Court benefit from access to a secluded communal 'Secret Garden', a peaceful and attractive space rarely found within such a central location.

Location

Situated in the heart of King's Lynn's historic quarter, the property forms part of the charming Hampton Court, a delightful quadrangle of unique residences set just moments from the town's waterfront and principal heritage buildings.

King's Lynn is a well-regarded market town with a rich maritime history, formerly part of the Hanseatic League, and renowned for its impressive collection of period architecture. Notable features include the Tuesday Market Place, Saturday Market Place and the iconic

Custom House. The town centre offers a wide range of independent and national retailers, together with cafés, restaurants and leisure facilities.

Tenure & Charges

It should be noted that the property is subject to a higher-than-average service charge, reflective of the ongoing maintenance and preservation of this significant historic building and its communal grounds. The vendor has taken this into account in their pricing expectations and is open to offers accordingly. The maintenance charges for 2026 have been paid in full, with the next payment due in January 2027.

Lease understood to be approximately 170 years remaining

Ground Rent: Peppercorn

Service Charge: £4460.00 per annum

Council tax band: B

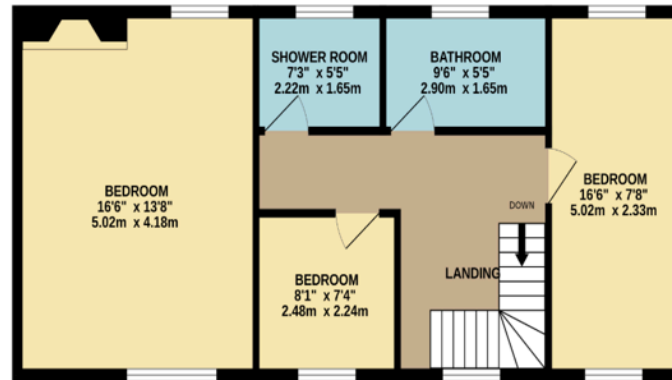
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Agents Note: All mains services are understood to be connected. These have not been tested. The property is Grade I listed and subject to the associated restrictions.

GROUND FLOOR
481 sq.ft. (44.6 sq.m.) approx.



1ST FLOOR
620 sq.ft. (57.6 sq.m.) approx.



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