



THE STORY OF

3 Purfleet Place

King's Lynn, Norfolk

SOWERBYS



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3 Purfleet Place

King's Lynn, Norfolk
PE30 1JH

Elegant Grade II* Listed Residence

Offered with No Onward Chain

Prime Hanseatic Quarter Setting

Outstanding views of The Custom
House and River Great Ouse

Spacious Accommodation Over Three Floors

Extending to Over 2000sq.ft. of Living Space

Five Well-Proportioned Bedrooms

Elegant Period Character Throughout

Private Courtyard Garden with Gated Access

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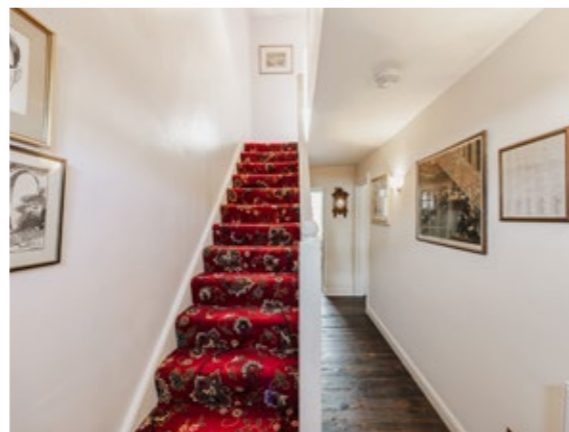
Offered without the encumbrance of an onward chain, set within the heart of King's Lynn's historic Hanseatic quarter, 3 Purfleet Place is a handsome listed townhouse of exceptional character, enjoying beautifully arranged accommodation over three floors and a truly remarkable outlook across to The Custom House. Rich in architectural presence and atmosphere, this is a home that combines the romance of its setting with the scale and versatility so seldom found in such a central location.

Extending to over 2,000 sq. ft., the accommodation is both generous and well balanced. The ground floor offers excellent living space, with a particularly impressive sitting room, separate dining room, kitchen and utility, while the upper floors provide five bedrooms, together with a shower room and family bathroom. A balcony adds yet another appealing vantage point from which to appreciate the unique character of this remarkable and historic setting.

Outside, the property benefits from a delightful courtyard garden, creating a private and sheltered space in which to sit, dine or entertain. Gated access leads through to a passageway, a practical and rather special feature that further enhances the ease and appeal of daily life here.

Altogether, this is a rare house of real distinction - elegant, atmospheric and beautifully placed within one of Norfolk's most historic waterfront settings. For those seeking a home with provenance, presence and an outlook that is unlikely to be forgotten.

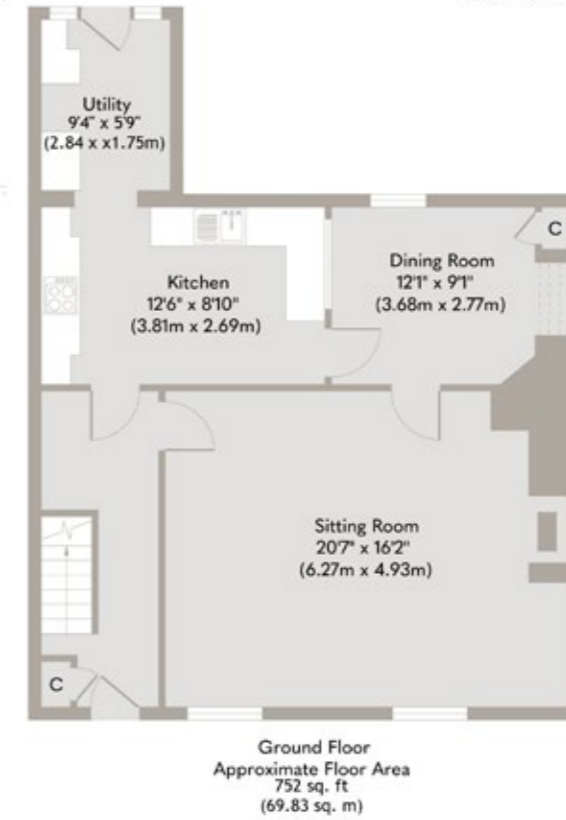
Whether as a full-time residence or an exceptional town base, 3 Purfleet Place represents a remarkable chance to own a home of substance, history and outlook in one of King's Lynn's most recognisable and admired positions.





Located in King's Lynn Conservation Area, formerly two properties and now combined into one, with a feature appearance in the film *Revolution*.





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

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 the Vendor



“We've loved this historic area of the town and that we can walk easily to all shops, theatre, cinema and train station.”



SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.

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: ///caller.frame.learn

AGENT'S NOTE

Our vendor has informed us that some of the walls of the property can suffer from damp.

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

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