



Viking House, 39 Friars Street, King's Lynn, PE30 5AW

£395,000

Bedrooms: 5 | Bathrooms: 2 | Receptions: 3

A truly special home in the very heart of King's Lynn, Viking House is one of those rare opportunities where space, character and lifestyle come together effortlessly.

Set along the ever-desirable Friars Street, this elegant and substantial home immediately impresses with its scale. High ceilings, beautifully proportioned rooms and an abundance of natural light create a feeling of calm, space and quiet confidence throughout, the kind of home you feel proud to walk into, and even prouder to call your own.

The ground floor offers exceptional versatility with four generous reception rooms, allowing you to shape the home around your life. Whether it's a formal drawing room for entertaining, a cosy reception space for evenings in, or a study and reading room for quieter moments, there is a natural flow that makes everyday living both easy and enjoyable. To the rear, the kitchen/breakfast room provides a sociable hub, perfectly positioned for family life and hosting alike, supported by a useful utility and ground floor W.C.

Upstairs, the sense of space continues with four/five well-proportioned bedrooms. The principal suite enjoys the added luxury of a dressing room, while the remaining bedrooms offer flexibility for family, guests or working from home. Two bathrooms serve the accommodation, ensuring practicality matches the scale of the home.

Outside, the walled courtyard garden is a real hidden gem, private, low maintenance and wonderfully atmospheric. It's the perfect spot for morning coffee, summer dining or simply unwinding at the end of the day. For those needing parking, a garage is available nearby by separate negotiation.

Dating back to the early 1820s and set within a conservation area, Viking House carries a quiet sense of history without overwhelming the living experience. It has been a cherished family home for over four decades, and its past as both a residence and place of business adds an extra layer of character to an already captivating home.

Viking House is more than just a property, it's a home that adapts to you. Spacious yet welcoming, elegant yet comfortable, it offers a lifestyle that is increasingly hard to find in such a central and historic setting.

Tenure: Freehold

Property Type: Terraced House

- Elegant family home
- 4 / 5 Bedrooms
- 4 Receptions rooms
- Versatile accommodation
- Close to town centre
- Fine original features
- Generous courtyard
- Close to town centre
- High ceilings
- Spacious rooms

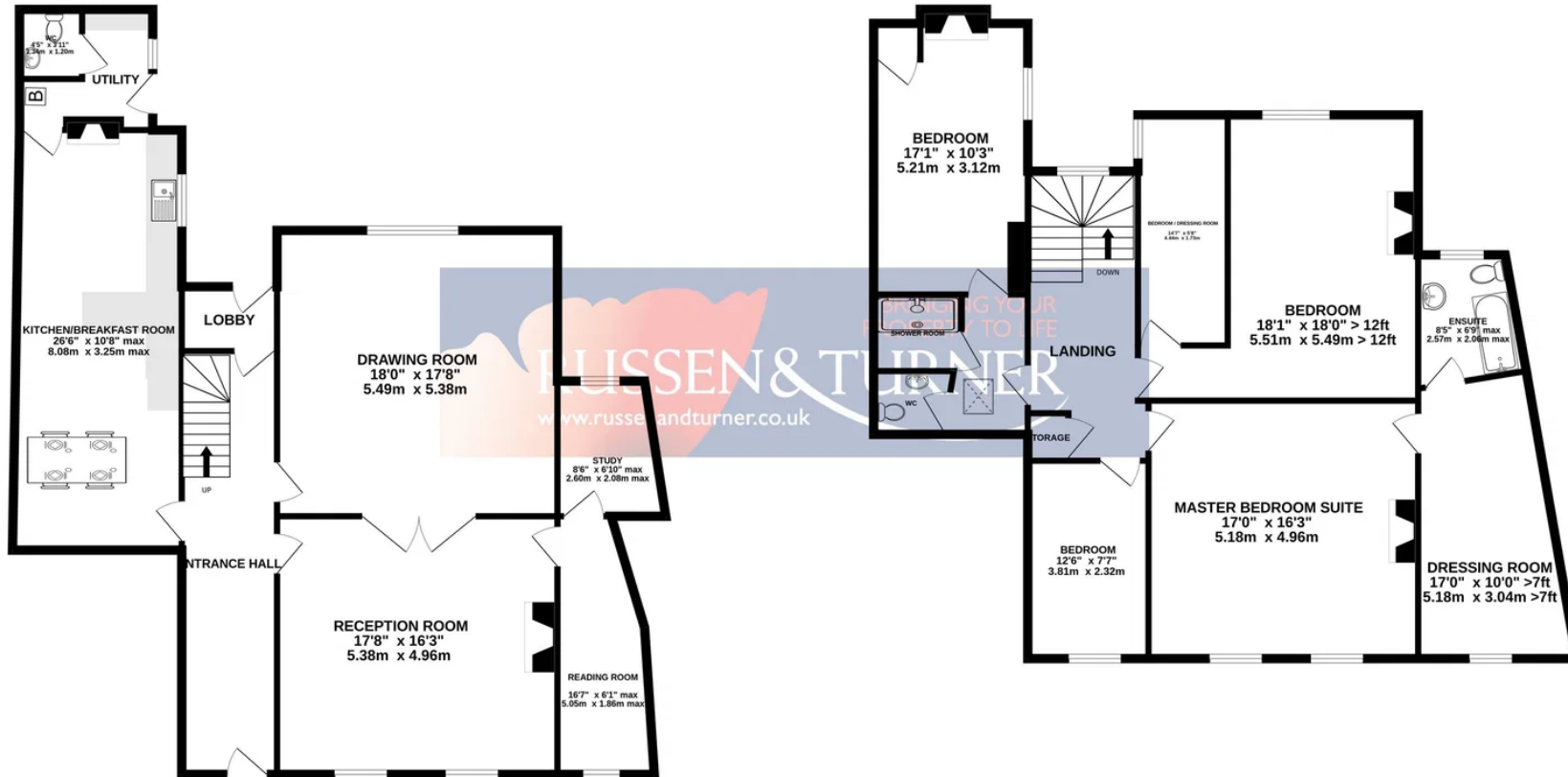
Disclaimer

1. To meet money-laundering regulations, all buyers will need to complete an ID check. We'll ask you to provide the necessary documents, and there's a small fee of £20.50 per client for this service.
2. We do our best to make sure our property details are fair, accurate, and up to date, but they're meant as a general guide only. If there's anything particularly important to you, please get in touch – we'll be happy to look into it further.
3. All measurements are provided as a guide and may not be exact.
4. We haven't tested any of the property's services, equipment, or appliances. We recommend that buyers arrange their own survey or service checks before making a final offer.
5. These details are provided in good faith, but they don't form part of any offer or contract. Buyers should verify any points that are important to them before proceeding.



GROUND FLOOR
1256 sq.ft. (116.6 sq.m.) approx.

1ST FLOOR
1249 sq.ft. (116.0 sq.m.) approx.



TOTAL FLOOR AREA : 2504 sq.ft. (232.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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