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THE STORY OF

# 13 Valingers Road

*King's Lynn, Norfolk*

SOWERBYS



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# 13 Valingers Road

King's Lynn, Norfolk  
PE30 5HD

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Elegant Georgian Townhouse  
Dating from c.1835–1840

Five Generous Double Bedrooms

Arranged over Four Beautifully  
Proportioned Floors

Versatile Reception Rooms with Period Fireplaces

Characterful Kitchen and Dining  
Space with Island

Private Walled Gardens with Mature Planting

Wisteria-Covered Pergola and  
Entertaining Terrace

Brick-Built Garage and Former  
Stable/Outbuilding

Elevated Rooftop Views Across King's Lynn

Convenient Access to The Walks  
and Town Amenities

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**SOWERBYS KING'S LYNN OFFICE**

01553 766741

[kingslynn@sowerbys.com](mailto:kingslynn@sowerbys.com)



There is a wonderful sense of scale and character to this striking Georgian townhouse, a home both deeply rooted in the history of King's Lynn and perfectly suited to modern family life. Arranged across four floors and more than 2,500 sq. ft., its beautifully proportioned rooms, atmospheric views, and surprisingly private gardens create a calm retreat from the bustle of town life.

Built between 1835 and 1840, the property forms part of an elegant trio of period homes, noted for their grand proportions and distinctive slate roofs. Over the years, thoughtful custodians have enhanced the house with sympathetic improvements that sit comfortably with its original character; stained glass details, Velux windows and the carefully considered garden design all contribute to the home's quietly individual feel.

The wonderfully proportioned reception rooms evolve easily around changing lifestyles, whether that means formal entertaining, relaxed family living, home working or creating spaces dedicated to music, reading or art. Double doors allow rooms to flow into one another, whilst generous ceiling heights, open fireplaces and wide sash windows bring warmth and atmosphere throughout.

At lower ground level, the kitchen and dining space is sociable, relaxed and full of character, with exposed brickwork, terracotta tiled floors and a central island that naturally draws people together. French doors open directly to the garden, making this an ideal setting for long summer lunches and evenings spent moving effortlessly between inside and out.

Ascending through the house, each floor reveals a different perspective over the town, with rooftops, chimneys and changing skies creating an ever-shifting backdrop. The principal bedrooms are generous and elegant, whilst the top floor shower room feels unexpectedly contemporary within the period setting.



We've loved the sympathetic changes made by previous owners, such as the Velux windows, stained glass windows and garden layout...





Sheltered and mature, the gardens have been designed for enjoyment as much as beauty, with terraces, lawns, established planting, and a magnificent mulberry tree believed to have stood here since at least the late nineteenth century. Beneath the wisteria-covered pergola, there is an unmistakable sense of peace and privacy. Beyond the garden sits a substantial brick-built outbuilding incorporating garaging and a stable/store, adding both practicality and further potential.

Life here is shaped as much by the surroundings as by the house itself. The Walks, one of the country's finest surviving Georgian town parks, is only a short distance away. The current owners speak warmly of the balance the house offers: the elegance and space of a period home combined with the ease of town living, connection to the outdoors and a home that lends itself effortlessly to entertaining family and friends.

This is a house with presence, personality and a story that continues to evolve with each new owner.



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



“From the top floor there are lovely views over the rooftops - the property is among the tallest in King's Lynn.”



### SERVICES CONNECTED

Mains electricity, water and drainage. Gas fired central heating, log burner and open fire.

### COUNCIL TAX

Band E.

### ENERGY EFFICIENCY RATING

To be confirmed.

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

### TENURE

Freehold.

### LOCATION

What3words: /// best.navy.seated

### AGENT'S NOTE

The off-road parking is approached via informal access over an unadopted lane.

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# SOWERBYS

Sowerbys Estate Agents Limited is a company registered  
in England and Wales, company no: 05668606.  
Registered office 23 Tuesday Market Place, King's Lynn, England, PE30 1JJ

