



THE STORY OF

12 Hampton Court

King's Lynn, Norfolk

SOWERBYS



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Nelson Street, King's Lynn, Norfolk
PE30 5DX

Grade I Listed Ground Floor Residence
in Historic Hampton Court

Exceptional Setting Within Architecturally
Significant Cobblestoned Courtyard

Bespoke Kitchen Featuring Quartz Worktops
and High Specification Appliances

Elegant Lounge Diner with Minster Views,
Tall Ceilings and Feature Fireplace

Beautiful Period Detailing Including
Exposed Beams and Multi Pane Windows

Luxurious Bathroom with Freestanding Bath

Generous Double Bedroom Offering
Refined Accommodation

Access To Charming Communal Walled Gardens

Option For Furnished Purchase
Subject to Negotiation

Offered With No Onward Chain in a
Premier Hanseatic Quarter Location

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Discreetly set within the cobbled surrounds of Hampton Court, one of King's Lynn's most exclusive and architecturally significant courtyards, this beautifully presented Grade I listed ground floor residence offers a rare blend of period charm and modern luxury.

Reached via a striking arched entrance off Nelson Street, the home is one of a select few arranged around a peaceful central courtyard. Extending to approximately 635 sq. ft., the accommodation has been thoughtfully enhanced in recent years with a range of high quality improvements. It is offered in excellent decorative order throughout and may be available furnished, subject to negotiation.

The heart of the property is the bespoke kitchen, featuring sleek cabinetry, quartz work surfaces and a full suite of high specification appliances. A practical breakfast bar creates an ideal space for relaxed dining, set beneath multi pane windows that allow natural light to pour in while offering charming views toward St. Margaret's Lane.

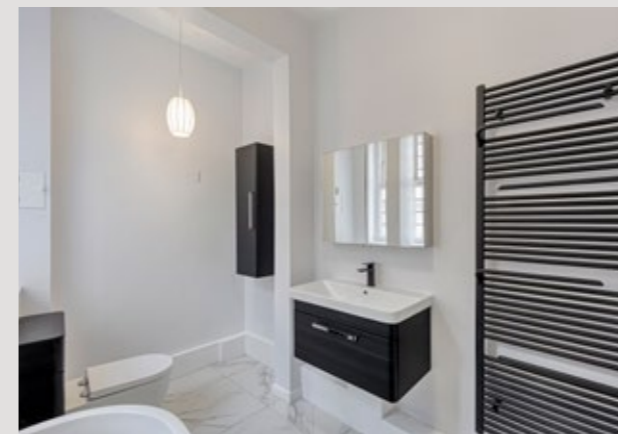
The Lounge and Dining Room is a standout feature, bright and full of character, with multi aspect windows framing views toward the King's Lynn Minster and The Valiant Sailor. Tall ceilings, exposed beams and a feature fireplace enhance the atmosphere, combining comfort with a sense of grandeur.

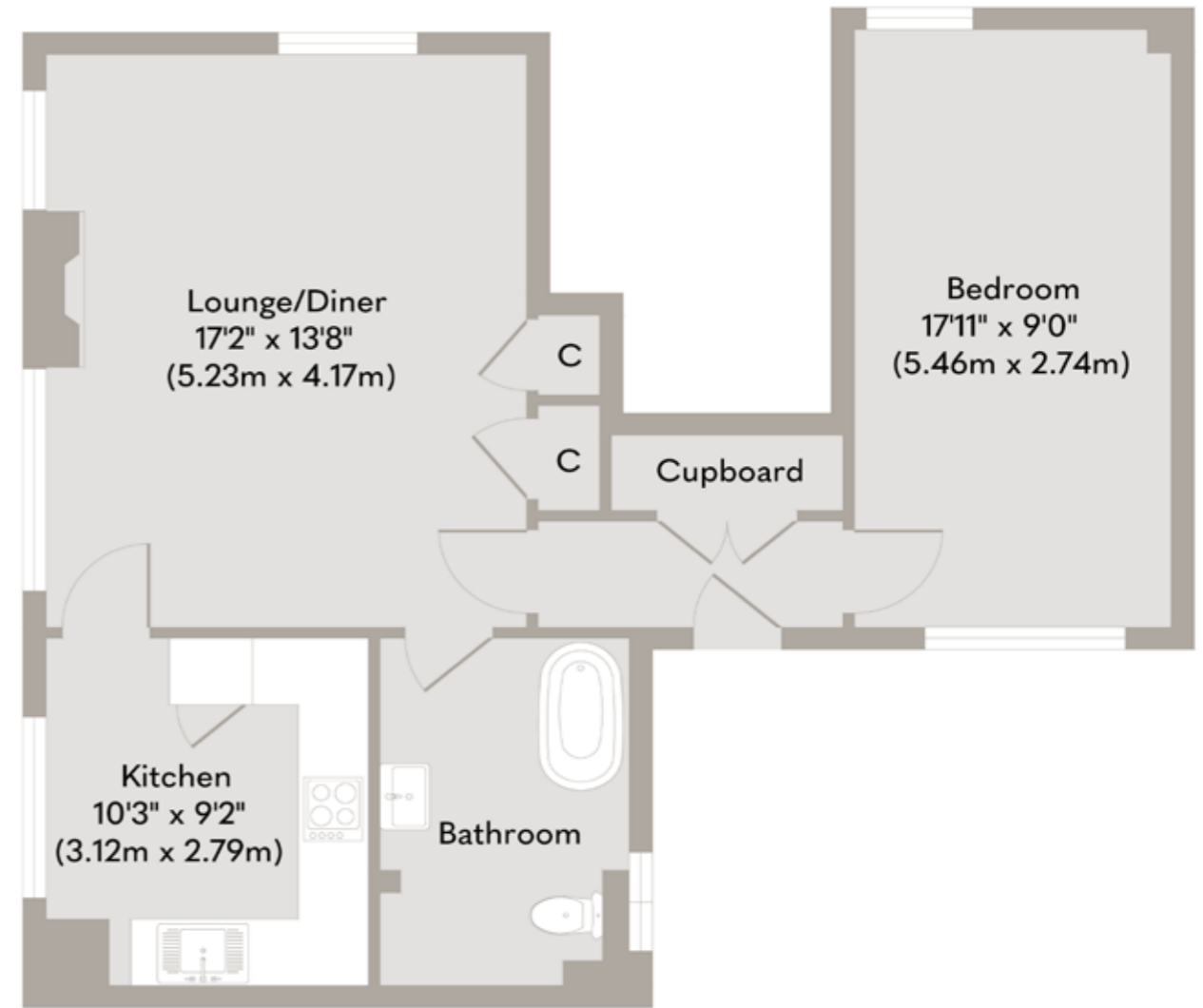
The spacious double bedroom provides peaceful seclusion, while the luxurious bathroom includes a freestanding bath and elegant contemporary fittings.

Outside, beautifully maintained communal walled gardens offer a tranquil setting for relaxation or entertaining, complemented by a discreet gated bin store with secondary access via St. Margaret's Lane.



Positioned within the historic Hanseatic Quarter, close to the riverside, town centre amenities and transport links, 12 Hampton Court presents an exceptional opportunity for a permanent home, a heritage pied-à-terre or a refined investment.





Ground Floor
Approximate Floor Area
635 sq. ft
(58.99 sq. m)

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



“An enviable position with incredible views across historic landmarks, tucked away in one of the town's most peaceful settings.”



SERVICES CONNECTED

Mains water, electricity and drainage. Gas fired central heating.

COUNCIL TAX

Band A.

ENERGY EFFICIENCY RATING

An Energy Performance Certificate is not required for this property due to it being Grade I listed.

TENURE

Leasehold. The Property is Grade I Listed. The Leasehold Term is 149 years from 29/09/1973 with 96 Years Remaining. There is an Annual Ground Rent of £300 and an Annual Service Charge of £3120.

LOCATION

What3words: ///door.wiped.agent

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

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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