



30 Pilot Street, King's Lynn
Guide Price £295,000

BELTON DUFFEY



30 PILOT STREET, KING'S LYNN, NORFOLK, PE30 1QL

A 2 bedroom, 2 en-suite, Grade II* period residence, situated in a cobbled street to the rear of St Nicholas' Chapel with many original features, garden and private parking.

DESCRIPTION

A 2 bedroom, 2 en-suite, Grade II* period residence, situated in a cobbled street to the rear of St Nicholas' Chapel with many original features, garden and private parking.

The Old Sweet Shop, a former public house for the fishing community of King's Lynn, is half of a rare medieval hall house. The Grade II* listed property retains many original features including first floor jetty, vaulted beamed ceilings, wall beams and fireplaces.

The accommodation comprises a sitting room, dining room, kitchen/dining room, garden/breakfast room and cloakroom to the ground floor. On the first floor is a galleried landing/study, master bedroom with fitted wardrobes and en-suite, bedroom 2 with an en-suite shower room. There is hard wood flooring throughout. Outside, the property benefits from a private walled courtyard garden.

The property sits to the rear of St Nicholas' Chapel on an old cobbled street, close to the town centre.

SITUATION

Pilot Street is situated in the historic part of King's Lynn in the shadow of St Nicholas Chapel. It has the advantages of being within walking distance of shopping streets, the historic Tuesday Market Place that hosts cultural events throughout the year, and also the river front with its vibrant cafes, bars and restaurants. King's Lynn has an historical port on the River Great Ouse and internationally renowned medieval centre; the walk from Nelson Street to St Nicholas Chapel has been described as one of the finest in Europe.

SITTING ROOM

4.27m x 3.99m (14' x 13' 1") An impressive room with high ceiling and exposed oak timbers, fireplace with tiled surround, fitted cupboards and shelving, coat cupboard with electric trip switches over, radiator, period door to outside, window overlooking the Chapel.

DINING ROOM

5.64m x 3.68m (18' 6" x 12' 1") Double sided cast iron multi-burner between the kitchen and dining room, set in a ceiling-to-floor period brick fireplace with bressumer beam on a brick hearth, original window reveal, frosted window to side with original carving above, beamed ceiling, wall beams, recessed shelving, period built-in cupboards, radiator, staircase to first floor landing, under stairs storage area, period panelling, feature window.

KITCHEN/DINING ROOM

3.89m x 4.04m (12' 9" x 13' 3") Marble effect worktop with 1½ bowl ceramic sink unit and chrome mixer tap, fitted cupboards and drawers, space for washing machine and dishwasher, further worktop with 4 ring touch-control ceramic hob, matching cupboards and drawers under, fan assisted oven, space for condenser dryer, matching wall cupboards, travertine tiled walls, extractor, space for fridge freezer, exposed period brick walls, radiator, period timberwork and step up to the garden room, exposed beams, feature brick fireplace with a double sided cast iron multi-burner between the kitchen and dining room.

GARDEN/BREAKFAST ROOM

3.94m x 2.59m (12' 11" x 8' 6") max incorporating storage cupboards and cloakroom. French doors to the rear leading to the courtyard garden and side door for easy access to bins, radiator.



CLOAKROOM

Low level WC, pedestal wash hand basin, splash backs and Biasi gas combi boiler.

STORAGE CUPBOARD

With shelving

FIRST FLOOR GALLERIED LANDING/STUDY AREA

4.83m x 3.33m average (15' 10" x 10' 11" average) Ceiling beams, roof light to side, exposed brick work, built-in storage cupboard, feature fireplace, radiator, ceiling lights.

MASTER BEDROOM

5.54m x 5.21m (18' 2" x 17' 1") 14ft high vaulted beamed ceiling with purlins and king post, wall beams, radiator, jettied window with views towards the Chapel, cast iron fireplace, twin dimmer switches, large concealed storage area in roof space, 3 double wardrobes with hanging rails and shelving.

EN-SUITE SHOWER ROOM

1.88m x 1.80m (6' 2" x 5' 11") Corner entry shower with Mira Play electric shower, wash hand basin, low level WC, tiled wall areas, shaver socket, double glazed window to rear, chrome towel radiator.

BEDROOM 2

3.84m x 3.12m (12' 7" x 10' 3") Exposed and vaulted beamed ceiling, double glazed window to rear and radiator.

EN-SUITE SHOWER ROOM

Cubicle with Triton Ivory shower, wash hand basin with oak surround and mixer tap, low level WC with concealed cistern, ceiling lights.

OUTSIDE

To the front of the property there is an allocated parking area with gated access. The property enjoys a private walled courtyard garden to the rear with a pleasant terraced area with various maturing shrub beds. Storage is available to the rear in a built-in shed with newly felted roof. A gate leads across to the side passage (The property has right of way), giving access to the front of the property.

LOCATION

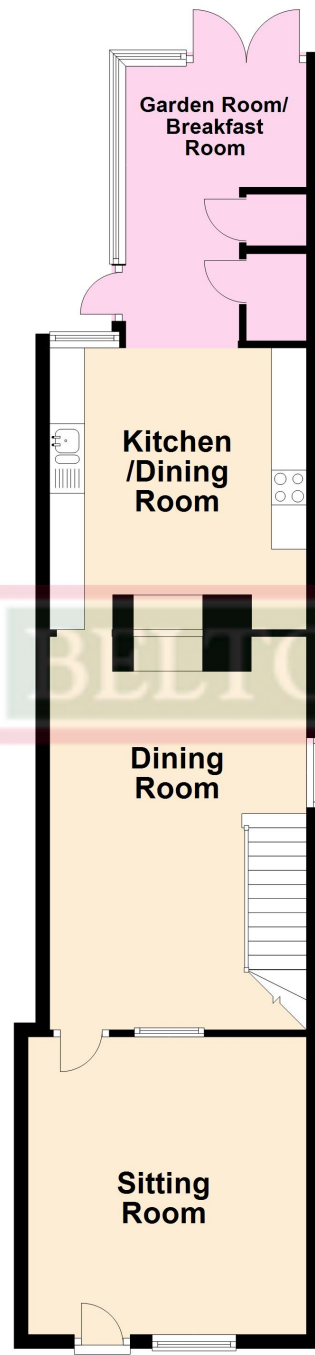
The property is located approximately 15 miles from numerous local attractions including the Heacham and Hunstanton beaches, the Sandringham Estate, Houghton Hall and Gardens, and RSPB Snettisham.

The property is 10 minutes walking distance from King's Lynn railway station where there are direct trains to Ely (35 mins), Cambridge (50 mins) and London (1 hr 50 mins).

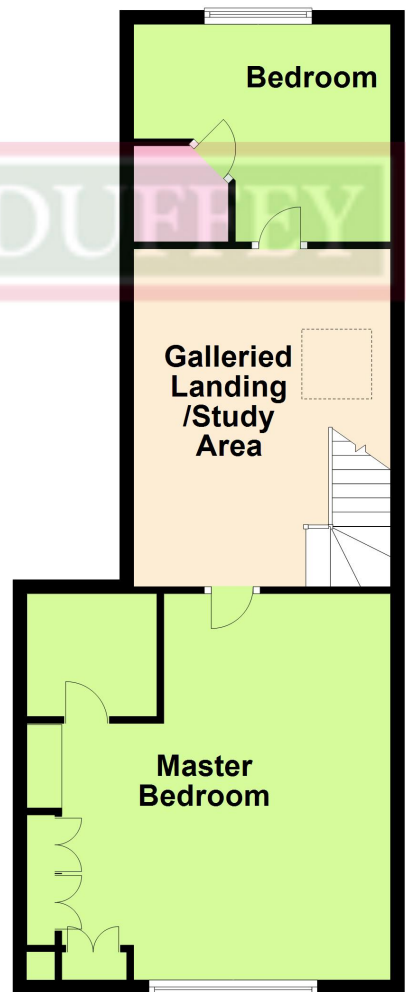
DIRECTIONS

From the Agent's office turn left onto Railway Road, keeping in the left hand lane, continue on past Albion Street and Old Sunway, turn left into Austin Street then right into Chapel Lane and right again into Pilot Street where the property can be found at the end of the street on the right hand side.

Ground Floor



First Floor



OTHER INFORMATION

Borough Council King's Lynn & West Norfolk, King's Court, Chapel Street, King's Lynn, Norfolk, PE30 1EX.

Council Tax Band B.

EPC - N/A Grade II Listed.

Gas fired central heating.

TENURE

This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.





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