



**2 Ferry Lane, King's Lynn**  
Guide Price £249,950

**BELTON  
DUFFEY**



## 2 Ferry Lane

King's Lynn,  
Norfolk, PE30 1HN



*A delightful 2 bedroom period residence with well presented modern living and a lovely walled courtyard garden, in the historic quarter of the town centre.*

### DESCRIPTION

This 2 bedroom, period property on Ferry Lane offers a wonderful blend of historic charm with stylish modern living. The home has been thoroughly updated to provide attractive accommodation with many interesting and character features. There are exposed oak rafters, feature oak beams, ledge and brace internal doors and leaded windows. This is an opportunity for those seeking a home that balances period charm with modern convenience in the heart of this historic town.

### GROUND FLOOR

Stepping into the home, you are welcomed by a stylish, kitchen/dining room with travertine floor where sleek finishes meet feature oak beams and an exposed brick fireplace. The sitting room is full of charm, centred around its exposed brick fireplace which adds warmth and character. There is a useful understairs storage cupboard, shelved display recess and beautiful leaded window which overlooks the courtyard garden.

### FIRST FLOOR

Upstairs there are two bedrooms. Bedroom 1 features attractive exposed rafters and fitted wardrobes with automatic lighting, incorporating drawers and shelving. Bedroom 2 also benefits from exposed rafters, along with shelved alcoves. The modern shower room has a glazed shower cubicle with mains shower, bidet/WC, wash hand basin, and a chrome heated towel rail/radiator.

### OUTSIDE

The courtyard walled garden is an intimate and carefully planted space, centred around raised beds that give structure and depth to the setting. Pear and cherry trees provide seasonal interest, offering spring blossom, while winter-flowering verbena and cherry add welcome colour during the colder months. Along the rear wall, climbing clematis softens the brickwork, creating a layered backdrop of foliage and flowers. Two mature *Hydrangea arborescens* anchor the garden with their generous blooms, complemented by the elegant presence of an ornamental peony tree, which adds a focal point and a touch of refined character to the courtyard.



***what3words: ///watch.rare.with***

*This what3words address refers to a 3 meter square location.  
Enter the 3 words into the free what3words app to find it.*

## **SITUATION**

Ferry Lane is a quaint, historic pedestrian lane off King Street that leads down to the River Great Ouse where a passenger ferry crosses to West Lynn which has existed for centuries. Today the lane still retains its maritime charm with a historic cannon bollard marking the junction between the lane and King Street.

## **SERVICES AND EPC RATING**

Mains water, mains drainage and mains electricity. Gas fired central heating to radiators.

EPC Rating Band - TBC.

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

Council Tax Band A.

## **TENURE**

This property is for sale Freehold.

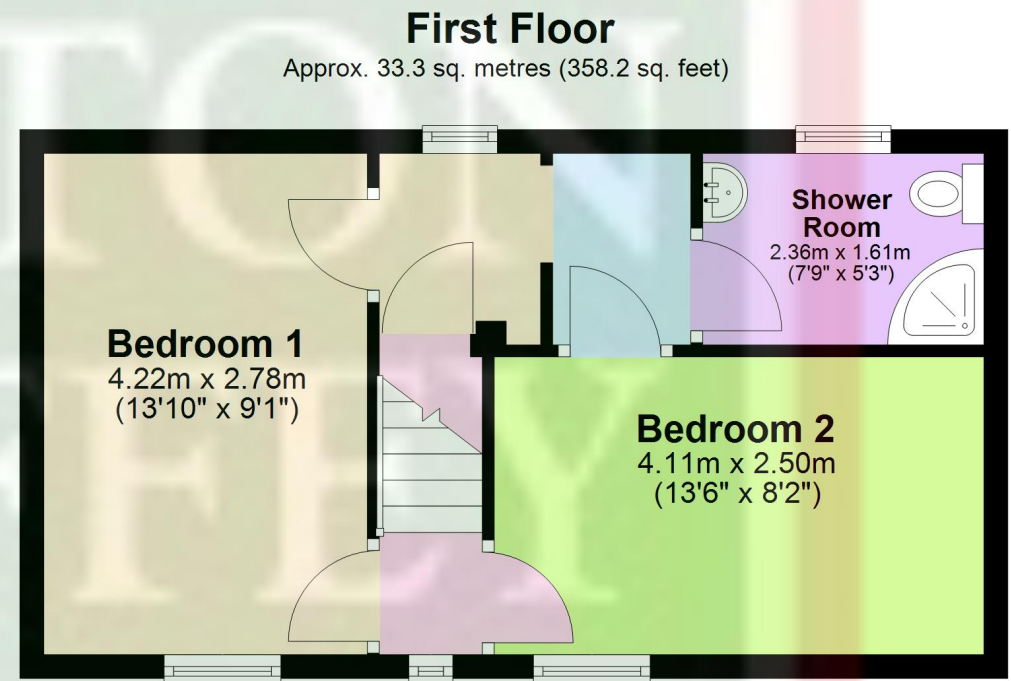
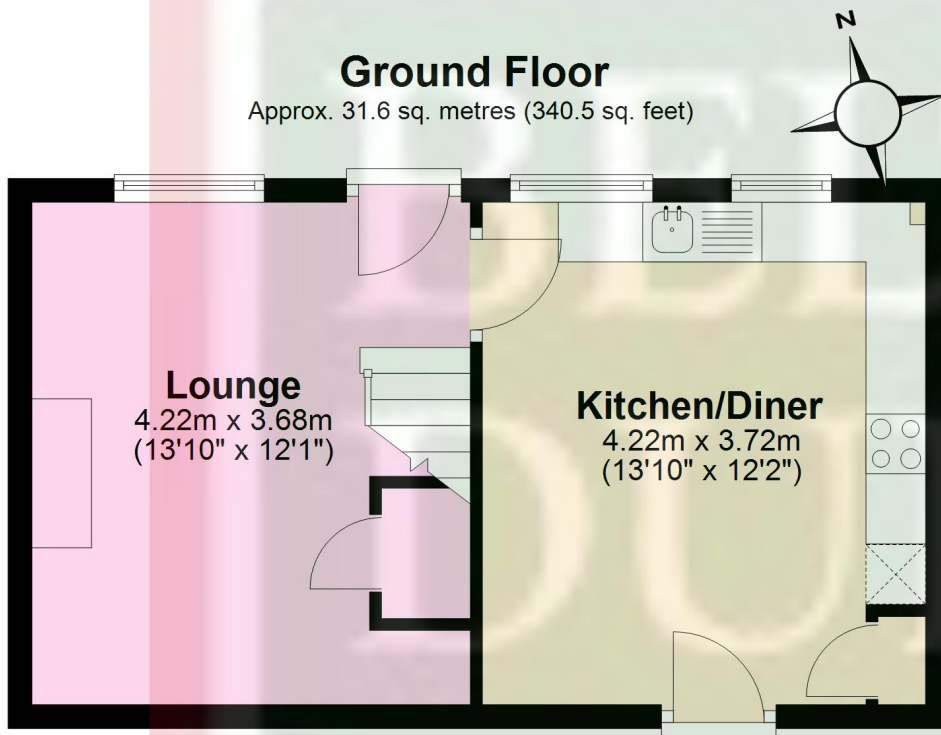
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**Total area: approx. 64.9 sq. metres (698.7 sq. feet)**

Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements. A2G Assessments

Plan produced using PlanUp.





**IMPORTANT NOTICES:** 1. Whilst these particulars have been prepared in good faith to give a fair description of the property, these do not form any part of any offer or contract nor may they be regarded as statements of representation of fact. 2. Belton Duffey have not carried out a detailed survey, nor tested the services, appliances and specific fittings. All measurements or distances given are approximate only. 3. No person in the employment of Belton Duffey has the authority to make or give representation or warranty in respect of this property. Any interested parties must satisfy themselves by inspection or otherwise as to the correctness of any information given.



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