



**The Priory, King's Lynn**  
**Guide Price £275,000**

**BELTON DUFFEY**



# THE PRIORY, 17 CHURCH STREET, KING'S LYNN, NORFOLK, PE30 5EB

A Grade II listed 4 bedroom, 2 bathroom character period residence, situated in the heart of King's Lynn overlooking St Margaret's Church with courtyard garden.

## DESCRIPTION

A Grade II listed 4 bedroom, 2 bathroom character period residence, situated in the heart of King's Lynn overlooking St Margaret's Church with courtyard garden.

The property has many period and interesting features including ceiling and wall beams, stone leaded and sash windows and latch doors.

The accommodation is installed with gas central heating and the accommodation briefly comprises entrance hall, sitting room, kitchen/dining room, utility room and store to the ground floor.

On the first floor are 2 bedrooms and a bathroom and a further 2 bedrooms and bathroom on the second floor.

Outside the property has a rear walled courtyard.

## SITUATION

Church Street situated just off the centre of Kings Lynn. It has the dual advantages of being within walking distance of the High Street and the river front which has undergone extensive improvements within the last few years. Kings 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. Many television and film crews have used his part of Kings Lynn for a backdrop to such television productions as Martin Chuzzlewit, etc. There is a main line railway connection to London Kings Cross.

## ENTRANCE HALL

3.12m x 1.71m (10' 3" x 5' 7") Radiator, straight flight staircase to first floor, panelled door to outside.

## SITTING ROOM

6.21m x 3.10m extending to 4.45m into stair recess (20' 4" x 10' 2" extending to 14' 7" into stair recess) Window overlooking rear garden towards the Church, miniature door to outside, feature brick fireplace, heavily beamed ceiling.

## KITCHEN/DINING ROOM

5.80m x 4.38m narrowing to 3.07m (19' 0" x 14' 4" narrowing to 10' 1") Granite effect worktops with 1.5 bowl sink unit with mixer tap, timber fronted cupboards and drawers under, matching wall cupboards, space for cooker with extractor over, twin aspect windows with 2 leaded windows to rear overlooking the rear courtyard, beamed ceiling, radiator, door into utility area and to cloakroom.

## CLOAKROOM

2.77m x 0.89m (9' 1" x 2' 11") Low level WC, radiator, corner hand basin.

## UTILITY AREA

3.19m x 2.0m (10' 6" x 6' 7") Plumbing for automatic washing machine, exposed brick, worktop with cupboards and drawers under, matching wall cupboards, door to outside, 2 windows overlooking courtyard, door to store.

## STORE

1.73m x 1.69m (5' 8" x 5' 7") Glowworm Micron gas central heating boiler.



## **FIRST FLOOR LANDING**

3.70m x 2.68m narrowing to 2.32m (12' 2" x 8' 10" narrowing to 7' 7") Ceiling beam, airing cupboard with hot water cylinder. Staircase to second floor.

## **BEDROOM 1**

5.8m x 3.41m narrowing to 3.19m (19' 0" x 11' 2" narrowing to 10' 6") Twin aspect windows with a stone and leaded glazed window overlooking the rear courtyard and the Church, ceiling beams.

## **BEDROOM 2**

4.88m narrowing to 3.67m x 2.95m (16' 0" narrowing to 12' 0" x 9' 8") Radiator, 2 sash windows to front aspect.

## **BATHROOM**

3.27m narrowing to 2.83m x 2.75m (10' 9" narrowing to 9' 3" x 9') Panelled bath, pedestal wash hand basin, shower cubicle with mains shower, radiator, ceiling beam and wall beam, frosted stone and leaded window to rear.

## **SECOND FLOOR LANDING**

2.35m x 2.19m (7' 9" x 7' 2") Beamed ceiling.

## **BEDROOM 3**

4.74m x 4.44m. Heavily beamed ceiling, radiator, window to rear overlooking the Church.

## **BEDROOM 4**

4.55m x 2.97m maximum (14' 11" x 9' 9") Window to rear overlooking Church.

## **BATHROOM**

2.37m x 1.31m (7' 9" x 4' 4") Panelled bath, pedestal basin, low level WC, ceiling beams, heated towel rail.

## **OUTSIDE**

The property has a pleasant courtyard garden which measures approximately 11.72m x 7.44m including the utility area and store (38' 5" x 24' 5" including the utility area and store) The rear courtyard is fully walled with paved and briquette areas, shrubs and trees and has views of the Church.

## **DIRECTIONS**

From the Agent's offices on foot proceed out of the office turning left along Blackfriars Street. Take the first left turning into Tower Street. Continue along, over the pedestrian crossing, towards the end of Tower Street, turn right into Tower Street and at the end of the road turn left into Church Street where the property will be seen on the right hand side.

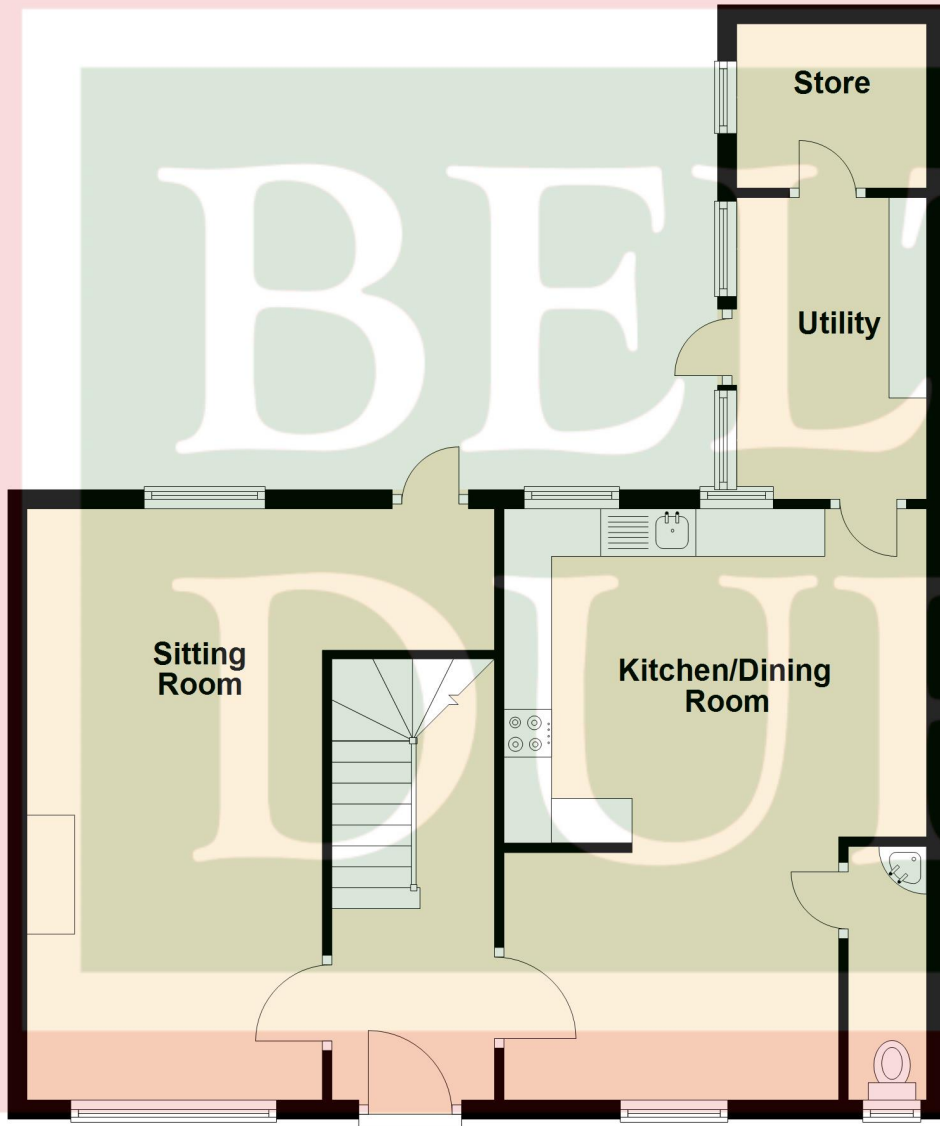
## **OTHER INFORMATION**

Borough Council King's Lynn & West Norfolk, King's Court, Chapel Street, King's Lynn, Norfolk, PE30 1EX. Tel 01553 616200. Council Tax Band C.

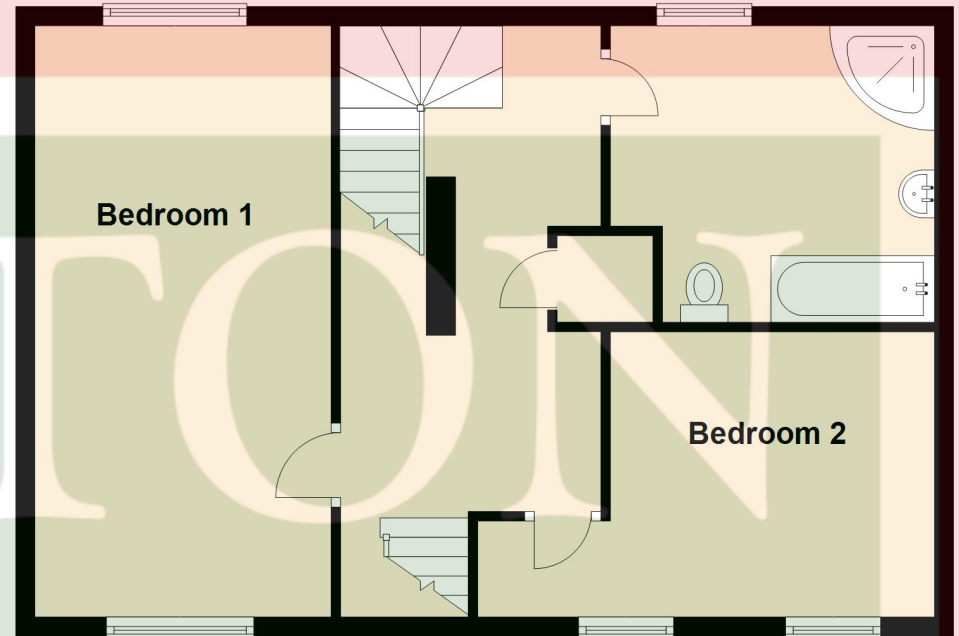
EPC - E.

Gas Central Heating.

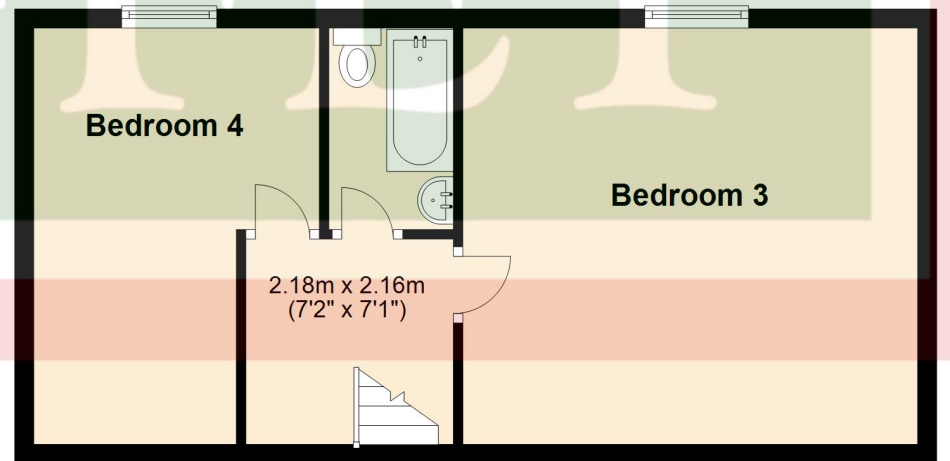
Ground Floor



First Floor



Second Floor



## TENURE

This property is for sale Freehold.

## VIEWING

Strictly by appointment with the agent.





## BELTON DUFFEY

12-16 Blackfriars Street,  
King's Lynn,  
Norfolk, PE30 1NN.  
T: 01553 770055  
E: [info@beltonduffey.com](mailto:info@beltonduffey.com)

3 Market Place,  
Fakenham,  
Norfolk, NR21 9AS.  
T: 01328 855899  
E: [fakenham@beltonduffey.com](mailto:fakenham@beltonduffey.com)

26 Staithe Street,  
Wells-next-the-Sea,  
Norfolk, NR23 1AF.  
T: 01328 710666  
E: [wells@beltonduffey.com](mailto:wells@beltonduffey.com)

[www.beltonduffey.com](http://www.beltonduffey.com)

**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.

