



**Cobweb Cottage 3 Ferry Lane, King's Lynn**  
Guide Price £269,950

**BELTON  
DUFFEY**



# Cobweb Cottage 3 Ferry Lane

King's Lynn,  
Norfolk, PE30 1HN



*A deceptively spacious and well presented 2 bedroom, (formerly 3), period residence with modern living and a delightful walled courtyard garden, in the historic quarter of the town.*

## DESCRIPTION

This 2 bedroom, (formerly 3) period property on Ferry Lane offers an appealing blend of historic charm with comfortable modern living. The home has been thoughtfully updated to provide attractive and well laid out accommodation with many interesting features, giving it a distinctive character. There are exposed oak rafters, feature oak beams ledge and brace internal doors and leaded windows. This is an attractive opportunity for those seeking a home that balances period charm with modern convenience in the heart of the town.

## GROUND FLOOR

Upon entering the property, you are welcomed into the hallway which leads into dining area, creating an immediate sense of space. The dining area has an understairs storage cupboard and is beautifully integrated with the stylish kitchen/breakfast room, where full height glass doors and matching side panels draw in the natural light and open directly onto the wonderful courtyard garden, perfect for alfresco dining. Following on from the kitchen/breakfast room is a utility/boiler room and a modern downstairs shower room. There is also an inviting sitting room again with feature oak beams and a brick fireplace with leaded window overlooking the garden, offering a cosy space to relax.

## FIRST FLOOR

Upstairs, the property benefits from a generous landing that lends itself perfectly to a home office/study area and providing a real sense of space. From here, you will find 2 well proportioned bedrooms, each offering comfortable accommodation. Bedroom 1 has a recess area for hanging clothes and bedroom 2 has a fireplace place (not in use). Completing the first floor is a modern shower room.

## OUTSIDE

There is a walled courtyard garden with raised flowerbeds, ideal for alfresco dining.





***what3words: ///honey.menu.snap***

*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 and 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 - D.

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

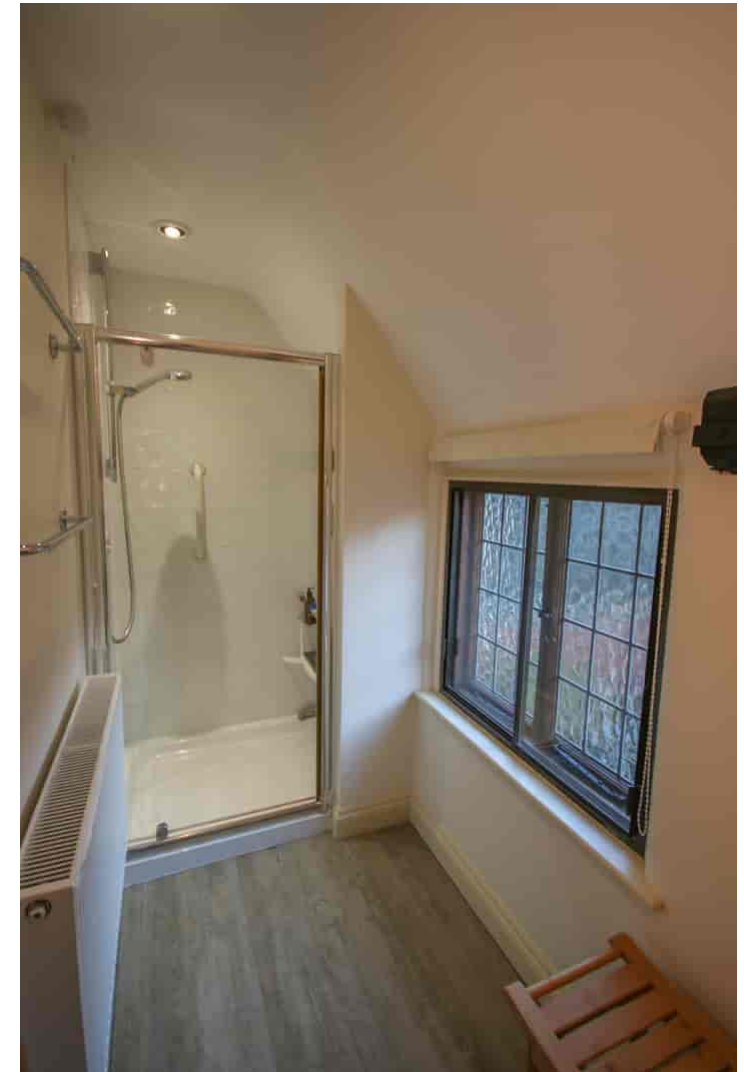
Council Tax Band C.

## **TENURE**

This property is for sale Freehold.

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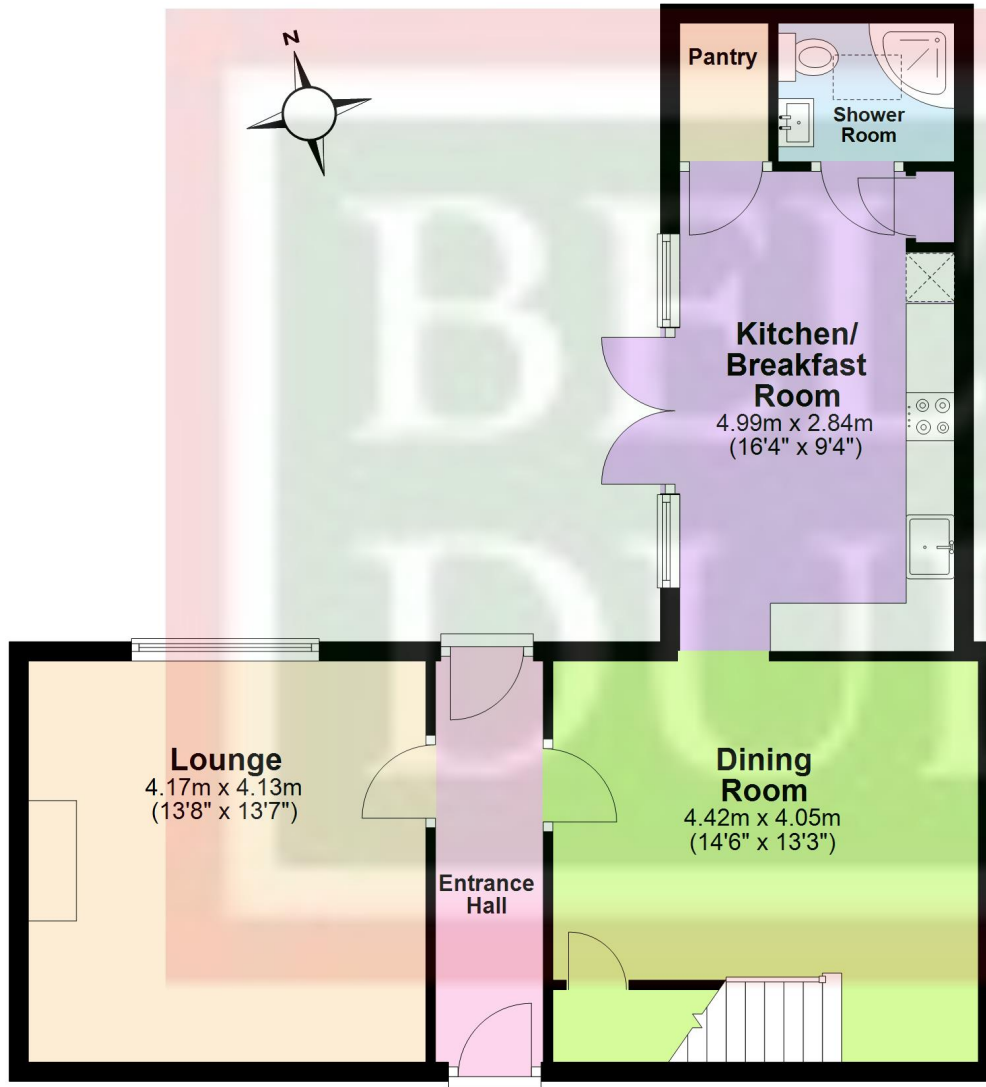






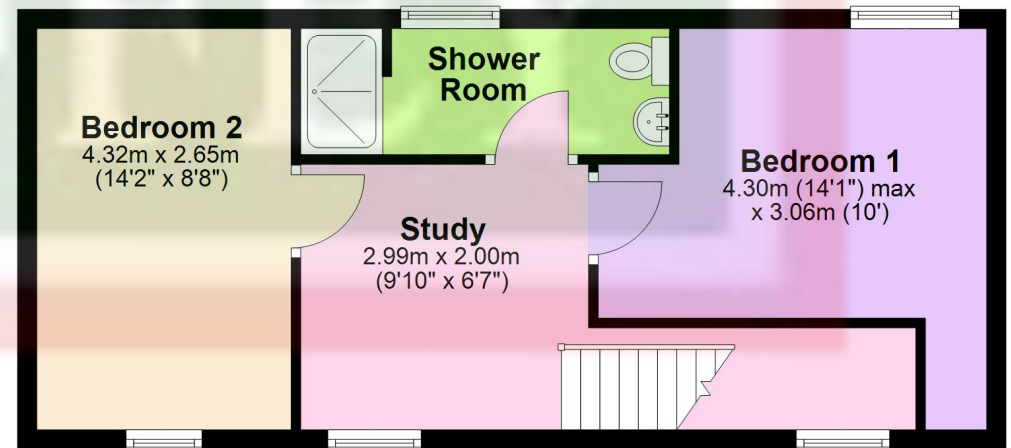
## Ground Floor

Approx. 59.5 sq. metres (640.2 sq. feet)



## First Floor

Approx. 41.7 sq. metres (448.5 sq. feet)



Total area: approx. 101.1 sq. metres (1088.7 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.





**King's Lynn**

T: 01553 770055

E: [info@beltonduffey.com](mailto:info@beltonduffey.com)

**Fakenham**

T: 01328 855899

E: [fakenham@beltonduffey.com](mailto:fakenham@beltonduffey.com)

**Wells-next-the-Sea**

T: 01328 710666

E: [wells@beltonduffey.com](mailto:wells@beltonduffey.com)

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