



**The Exorcist House, Chapel Lane, King's Lynn, PE30 1QJ**

**welcome to**

**The Exorcist House, Chapel Lane**

A two bedroom Grade II listed cottage situated in a historic location in King's Lynn. The property offers many original features such as an inglenook fireplace to the sitting room and exposed beam work to several rooms.



## Description

William H Brown are delighted to present for sale the fantastic opportunity to purchase a Grade II Listed cottage situated in the historic town of King's Lynn. The property has been known locally as "The Exorcists House" due to the previous house being occupied by a member of the St Nicholas clergy. The cottage retains many original features including an inglenook fireplace to the sitting room and exposed beam work to several rooms.

Accommodation comprises of a sitting room, study/dining room, kitchen, bathroom and two bedrooms with an en-suite to master. There is a courtyard garden, off street parking and a garage.

## Accommodation Comprises:

Entrance door to:

### Sitting Room

12' 7" min extending to 13' 10" max x 14' 4" ( 3.84m min extending to 4.22m max x 4.37m )

Windows to front and side, original inglenook fireplace with exposed timber beam (not in use), wall lights, radiator, telephone point, television point, storage cupboard, door to stairwell, solid oak flooring.

### Study / Dining Room

Irregular Shaped Room 12' 11" max x 7' ( 3.94m max x 2.13m)

Window to rear, radiator, telephone point, tiled flooring, exposed timber beams, fitted shelving, door to bathroom.

### Kitchen / Breakfast Room

13' 11" max x 11' 9" max ( 4.24m max x 3.58m max )  
Fitted kitchen comprising of units at base and wall level, window with secondary glazing to side, door to courtyard, stainless steel sink and drainer, worktop surfaces, tiled splashbacks, gas oven and hob with cooker hood over, plumbing for dishwasher, space for fridge/freezer, radiator, tiled floor, original wall timbers, former fireplace

### Bathroom

Window to rear, radiator, bath with mixer taps, wash hand basin, low flush WC, tiled walls and floor, extractor fan.

### First Floor Landing

Access to boarded loft with ladder, storage cupboard.

### Bedroom One

15' 6" max x 13' 4" max ( 4.72m max x 4.06m max )  
Windows to front and side, built in wardrobes, feature original fireplace, radiator, television point, telephone point, exposed timber walls.

### En-Suite

Window to rear, shower cubicle, wash hand basin, low flush WC, tiled walls and floor, radiator.

### Bedroom Two

7' 5" x 7' 6" ( 2.26m x 2.29m )  
Window to side, radiator, access to loft space.

### Outside

To the front there is access to a parking space. To the rear there is a courtyard garden with access to the garage.

### Garage

10' x 23' 9" ( 3.05m x 7.24m )

Power and light, plumbing for washing machine, window to side, boiler serving central heating.



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## The Exorcist House, Chapel Lane

- Grade II listed cottage
- Retains many original features
- Two bedrooms
- Off street parking & garage
- Conveniently situated for train station, bus station and shops

Tenure: Freehold EPC Rating: Exempt

**£215,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
KLN111907 - 0003

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william h brown



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