



THE STORY OF

Elwyn House

Norwich, Norfolk

SOWERBYS

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Elwyn House

1 Cow Hill, Norwich, Norfolk
NR2 1EZ

Historic Grade II Listed Family Home

Wealth of 17th Century Character

Highly Individual Property

Enviably City Location

Four Bedrooms

Wealth of Amenities on the Doorstep

Versatile Accommodation

Excellent Cellar

Immaculately Presented Throughout

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“Our favourite spot in the house is the sitting room, it is warm and cosy in the winter, and we love the view...”

Standing elegantly alongside the timeless St Giles Church, this fine Grade II listed historic home proudly bares the name of the priest who founded its neighbouring landmark building – Elwyn. Dating back in parts to the 17th Century, the fascinating history to this home and surroundings is every bit as eclectic as the accommodation which makes up the property today and envelops you in the most wonderful embrace of elegance and homeliness.

A prototypical Georgian flat-top door surround, adorns the recognisable front door and reveals the welcoming front reception; the beginning of

many characterful and highly versatile receptions within Elwyn House. The exposed brick fireplace houses a wood-burning stove and conjures images of long winter evenings spent enjoying good food with friends and family, whilst the sash window ushers in reams of natural light through the original stained glass – a quintessential reception in which to enjoy time as it has been spent for centuries.

In contrast, the kitchen to the rear of the home provides a wonderfully modern, open and sociable space with a wealth of cabinetry and a breakfast bar island for informal dining and entertaining. A utility and WC complete the ground floor.



The first floor boasts the finest receptions; an elegant sitting room with exposed timbers, yet another fireplace, and another sash window enjoying elevated views of St Giles Church and the historic cityscape beyond. The first of the bedrooms is also found on this floor, equally comfortable as a further reception or study. The excellent family bathroom serves the bedroom to this floor.

“We love the top bedroom - remote from the world, above the city somehow. Quiet and away from the hubub.”

Moving up to the second floor, you'll discover two generous double bedrooms which provide yet more versatility to the quirky accommodation, with enough space for a principal reception to complement the bedroom, a further study or even simply a dressing room.

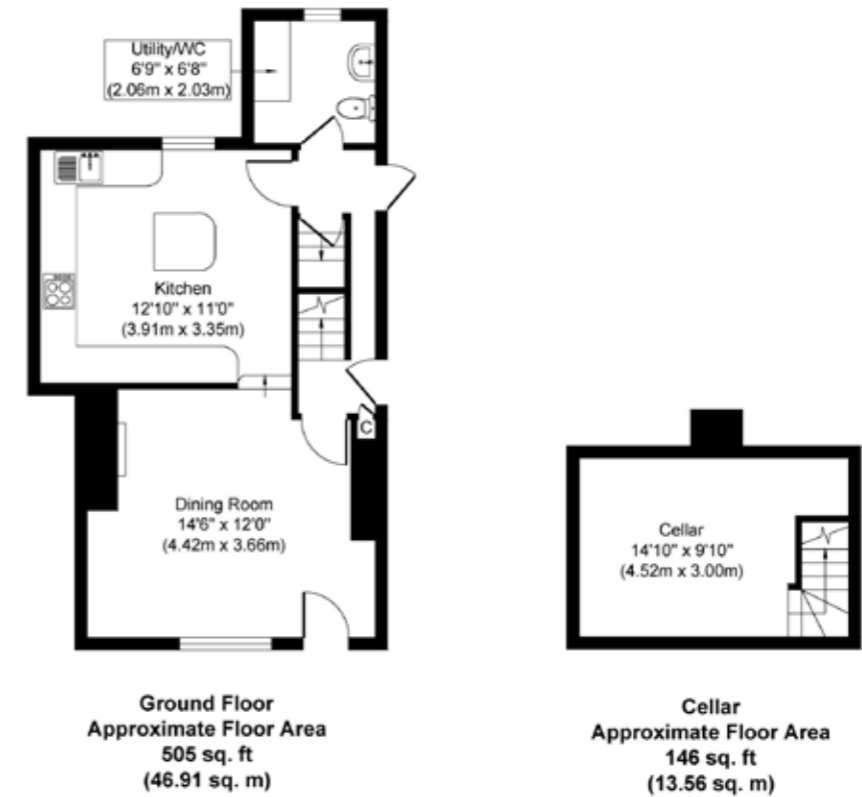
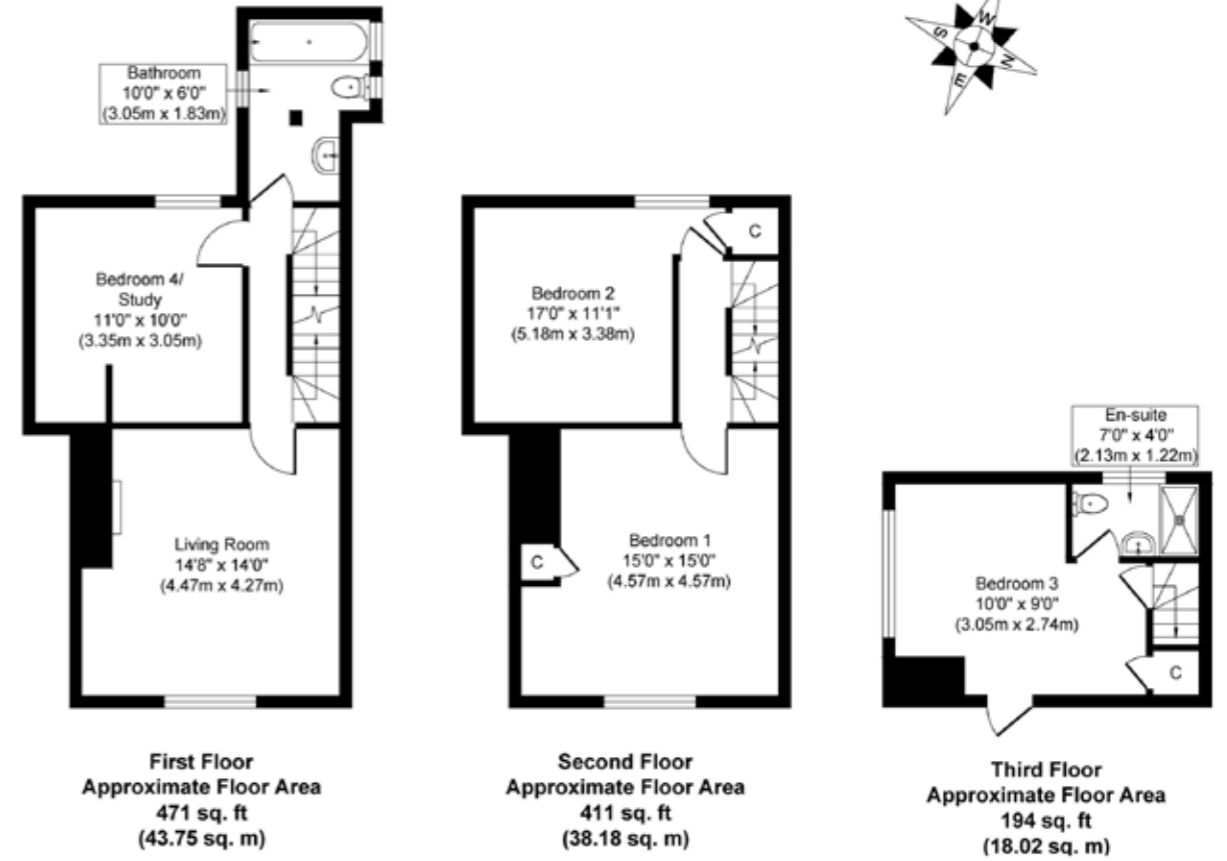
The top floor of the home is occupied by an enviable suited bedroom with its shower room en-suite and even direct access to a small roof terrace, affording splendid views of the church and across the chimney pots of Norwich.







Particularly rare, for such a central location, is the superb bonus of a private and sheltered courtyard garden. Lovingly tended to by the current owners, this excellent space provides an oasis of well-stocked beds offering colour and calm, whilst the timber shed provides invaluable outside storage.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

ALL THE REASONS

Norwich

IS THE PLACE TO CALL HOME



This ancient city has been home to writers, radicals and fiercely independent spirits for over a thousand years, and today continues in its legacy

as an enclave of culture and creativity. Its perfectly preserved medieval streets are home to a thriving community of small businesses, a vibrant food scene and an established arts culture. It is also a gateway to a county that continues to inspire people with its unspoilt landscapes, open spaces and big skies.

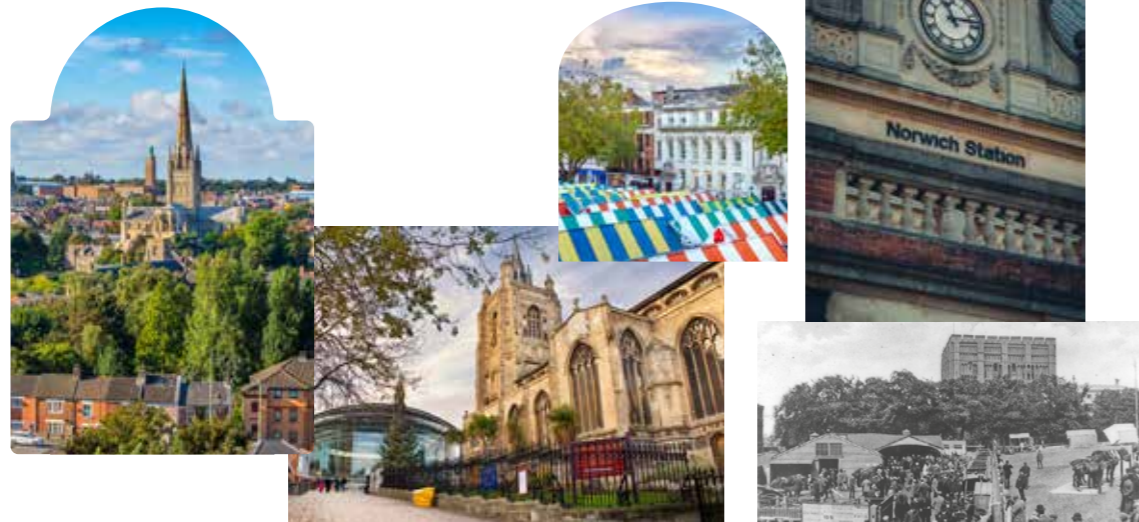
Named as one of the best places to live in 2021, Norwich lies approximately 20 miles from the coast at the confluence of the River Yare and the River Wensum, the latter still bending its way through the heart of the city. In the 11th Century, Norwich was the second largest city in the country, and today is still the UK's most complete medieval city. Strolling through the historic cobbled streets of Elm Hill, whatever the season, the Tudor architecture retains its character and beauty. Laced with merchant's houses, thatching, individual homes, speciality shops and small cafes, you'll be led toward the 1,000-year-old Norwich Cathedral.

To the west of the city the University of East Anglia is a remarkable example of brutalist architecture, and the campus is also home to the Sainsbury centre, a permanent collection of modern and ethnographic art, gifted by the Sainsbury family.

Property types in Norwich are incredibly diverse, from city-centre Victorian properties, converted mills and barns, townhouses and luxury new-builds. Central to the city, Newmarket Road is noted for its selection of grand houses, and the 'Golden Triangle' neighbourhood is a favourite with families. There is also an array of beautiful rural villages within a short drive, notably Stoke Holy Cross to the south, Surlingham to the east, or Bawburgh to the west, where larger rural properties and small estates are often brought to market.

When the bright lights call, trains to Liverpool Street take just 90 minutes, and the city's airport flies to a number of UK destinations, as well as direct to Amsterdam.

This is a city that reveals itself the longer you stay - a city to fall in love with - a city to be a part of.



Note from Sowerbys



Views from Elwyn House.

“The roof terrace affords splendid views of the church and across the chimney pots of Norwich.”

SOWERBYS



SERVICES CONNECTED

Mains water, electricity, gas and drainage. Gas central heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

An Energy Performance Certificate is not required for this property due to it being Grade II listed.

TENURE

Freehold.

LOCATION

What3words: ///mock.sling.spring

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

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