



THE STORY OF

Lindley House

Norwich, Norfolk

SOWERBYS

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Lindley House

Lindley Street, Norwich,
NR1 2HF

Superb Edwardian City Home

Popular Location

Well-Fitted Kitchen/Breakfast Room

Three Reception Rooms

Conservatory

Utility Room and Cloakroom

Four Bedrooms

Family Bathroom and En-Suite

Garage and Parking

South-Facing Garden and Heated Swimming Pool

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“...such a unique, light and characterful home.”

This historic property with original stained glass windows, which was designed by George Skipper (who designed the Royal Arcade in Norwich), and was built for the Colman family, radiates timeless charm and character. From the moment you step into the grand hallway, you're greeted by a stunning staircase featuring a polished banister and intricately carved finials. The front drawing room is a true showstopper, boasting an unusual arched recessed window seat adorned with high-level ornate stained glass. The open-plan kitchen and breakfast area is a hub of activity, perfect for socialising, entertaining, and culinary creativity. This modern kitchen is thoughtfully designed with ample storage, generous workspace,

and a central island unit that anchors the room beautifully. The elegant sitting room features a central fireplace with an ornate surround, and a bay window that opens to the side garden, offering a tranquil retreat. Double doors lead into the sophisticated dining room, perfect for hosting memorable dinners.

The conservatory, accessible from both the kitchen and the sitting room, provides a serene space to enjoy stunning views of the garden and swimming pool. Additional practical amenities include a utility room - next to the kitchen/breakfast room, a cloakroom, and convenient access to the garage, ensuring that every aspect of modern living is catered to in this extraordinary home.







The first floor hosts four beautifully appointed bedrooms, each designed with comfort and style in mind. The principal bedroom boasts stunning views from its private balcony and features a spacious en-suite bath and shower room, formerly bedroom five. The remaining three bedrooms share a well-equipped family bathroom, ensuring convenience and luxury for all residents.

The loft above has been boarded with oak floorboards and includes two windows, lending itself perfectly to becoming an additional room, subject to the relevant consents.



Outside and to the front there is a driveway with parking and access to the single garage. A classic checkerboard tiled pathway leads past mature planting and up to the beautiful stained glass front door.

The extensive, south-facing rear terrace incorporates the heated outdoor swimming pool. Part-walled, and with plenty of mature planting to the boundaries, it's a sheltered spot to take a dip, or simply to sit and relax in your own peaceful haven.

In addition to Whitlingham country park and lakes, this property enjoys the benefit of a park with renovated tennis courts and bowling green accessible on City Road to the fore and Jubilee Park and play area to the rear. It also enjoys a short walk of around a mile into the city, over an illuminated converted former railway line.



“The garden is a real sun-trap, and so quiet...”



First Floor
 Approximate Floor Area
 1012 sq. ft
 (94.01 sq. m)



Ground Floor
 Approximate Floor Area
 1684 sq. ft
 (156.47 sq. m)

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 the Vendor



Whitlingham Broad

“Whitlingham Lakes is one of our favourite places to explore...”

THE VENDOR



SERVICES CONNECTED

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

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

D. Ref:- 2498-0052-7271-4433-9950

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///shared.gangs.trail

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