



THE STORY OF

# Elwyn House

*Norwich, Norfolk*

SOWERBYS





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# Elwyn House

Cow Hill, Norwich, Norfolk  
NR2 1EZ

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A Stunning Grade II Listed City Townhouse

Brimming with Charm and Character Throughout

Elegant Dining Room and Stylishly Appointed  
Kitchen

Practical Utility/Cloakroom and Useful Cellar  
Storage

Charming First Floor Sitting Room

Spacious Bedroom and Contemporary Bathroom

Two Further Bedrooms to the Second Floor

Top Floor Principal Bedroom with En-Suite and  
Private Roof Terrace

Delightful Courtyard Garden to the Rear

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**SOWERBYS NORWICH OFFICE**

01603 761441

[norwich@sowerbys.com](mailto:norwich@sowerbys.com)







This truly impressive Grade II listed townhouse enjoys a coveted setting within a charming enclave of period homes and artisan shops, all framed by picturesque views of the neighbouring church. Recently enhanced to perfection, the property offers a seamless fusion of exquisite period detailing and contemporary living.

The ground floor is centred around a splendid dining room, featuring a striking inglenook fireplace with a wood-burning stove. Underfoot, rich oak flooring complements exposed studwork and brick, creating an inviting and atmospheric space. A door discreetly leads down to the cellarge, adding practical storage.

The kitchen is thoughtfully designed and beautifully fitted, boasting ample storage and generous workspace. A central island forms a sociable heart to the home, perfect for everyday living and entertaining. Completing this level are a well-appointed utility room and cloakroom.

On the first floor, the elegant sitting room is flooded with natural light from a fine Georgian sash window, framing delightful views of the church. A second wood-burning stove ensures warmth and comfort during cooler months. This floor also accommodates a bedroom and a stylish family bathroom.

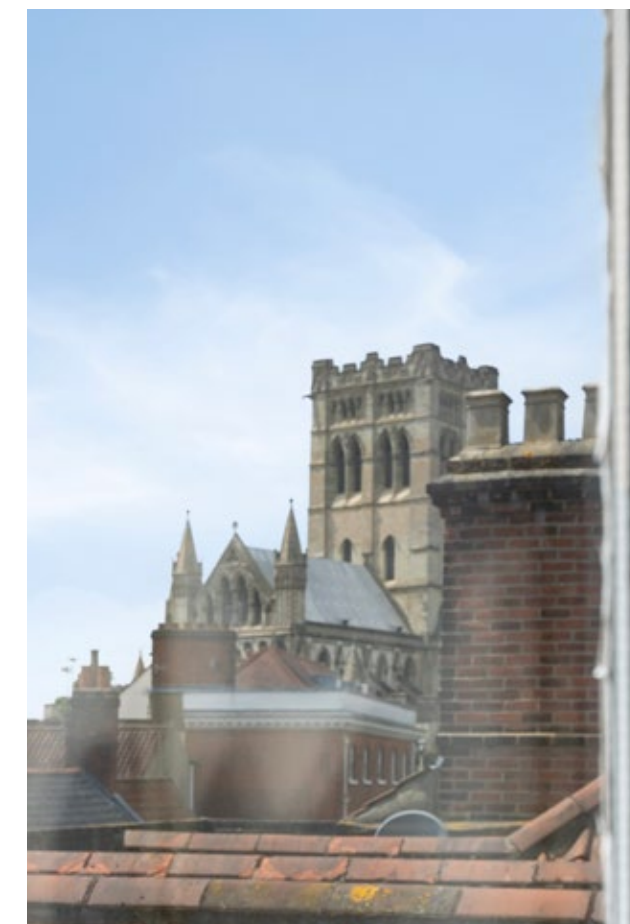
The second floor houses two further bedrooms, while the top floor reveals a fourth bedroom with an en-suite shower room and access to a private roof terrace — a serene spot to admire sweeping views across this fine city.

The rear courtyard garden is a peaceful retreat, featuring a central raised bed, a graceful silver birch, and rambling roses cascading over the brick boundary walls — an idyllic space for relaxation and entertaining.

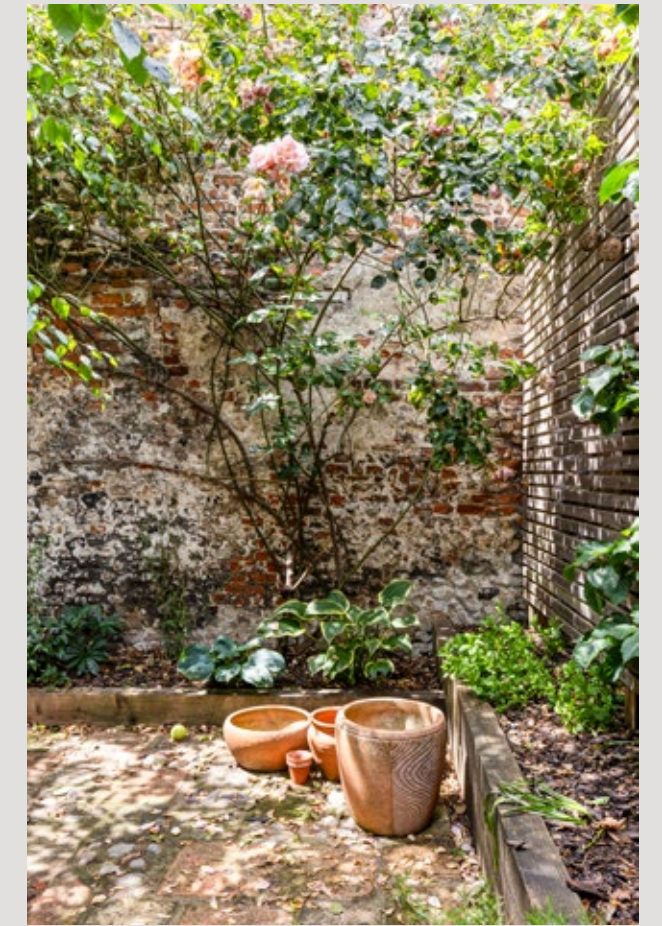
















Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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.

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# Norwich

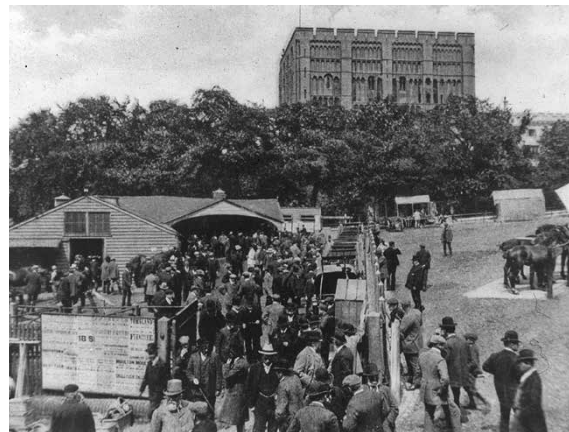
THE ANCIENT CAPITAL OF  
OUR BELOVED COUNTY

Norwich, an ancient city steeped in a millennium of history, has long been a haven for writers, radicals, and independent thinkers, fostering a rich culture and creative spirit. Its meticulously preserved medieval streets host a thriving community of small businesses, a dynamic culinary scene, and a vibrant arts culture. As a gateway to a county renowned for its pristine landscapes, expansive skies, and untouched vistas, Norwich continues to inspire.

Named one of the best places to live in 2021, Norwich sits approximately 20 miles from the coast where the River Yare and the River Wensum converge, the latter meandering through its heart. Once the second largest city in England during the 11th century, Norwich proudly retains its title as the UK's most complete medieval city. Historic paths like Elm Hill beckon with Tudor architecture and quaint cafés leading to the majestic Norwich Cathedral, a testament to its thousand-year legacy.

West of the city, the University of East Anglia stands as a striking example of brutalist architecture, housing the Sainsbury Centre for modern and ethnographic art. Norwich's property landscape offers diversity, from Victorian city-centre dwellings and converted mills to town houses and contemporary luxury homes. The "Golden Triangle" is cherished among families, while nearby rural villages like Stoke Holy Cross, Surlingham, and Bawburgh offer larger estates and idyllic countryside living.

With direct trains to London's Liverpool Street in just 90 minutes and an airport connecting to UK cities and Amsterdam, Norwich blends historical charm with modern connectivity—a city that captivates and welcomes all who embrace its allure.



## Note from Sowerbys



“Elwyn House offers a seamless fusion of exquisite period detailing and contemporary living.”



### SERVICES CONNECTED

Mains water, electricity, gas and drainage.

### COUNCIL TAX

Band E.

### ENERGY EFFICIENCY RATING

D. Ref:- 0330-2031-1430-2194-0001

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: ///mock.sling.spring

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# SOWERBYS

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to these Norfolk charities every time we sell a home

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more than a home  
for the homeless

 **mind**  
Norfolk and  
Waveney

 **Cancer  
Charity**  
— EST. NORFOLK 1989 —

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Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

