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Bespoke.



Princes Street

Norwich, NR3

“If you’re looking for a character home in the heart of historic Norwich,
this is very much it”

From our seller





Introduction

This handsome town house dates back to the 16th century and is nestled on one of Norwich's most-photographed streets. It's once thought to have been part of a medieval hall before it became the home and workplace of the great and the good of Norwich's industrial past, from sieve-makers and tailors to wine merchants and weavers. Today, it's a unique family home, full of surprising character details and airy interiors, as well as access to a pretty communal courtyard and great views over St George's Tombland Church.

Inside

Accommodation is arranged over four floors, with a good-sized study overlooking Princes Street to the front and a large, high-ceilinged first floor reception room in the centre. A well-fitted kitchen is located towards the rear on the ground floor, along with a surprisingly spacious cellar.

On the first floor, there are two wings providing three good-sized bedrooms, a shower room, cloakroom and a stunning sitting room constructed in a traditional 'Tudor Hall' style, with high ceilings and exposed beams.

The principal bedroom enjoys a wing to itself with a beautiful bathroom found at the very top of the house.

Outside

The property is entered through a 19th century door off Princes Street, which is flanked on either side by impressive Doric columns. The front, south-facing facade is rendered and painted while the gable end is exposed brick, with a small alleyway running down the side.

To the rear, there is a small courtyard garden complete with a shed as well as a larger, private courtyard which new owners would share with neighbouring properties.



Reception Rooms

The ground-floor reception room offers a lovely dining space and is the perfect balance of calm and cosy.

Upstairs, the traditional, Tudor Hall-style sitting room gives a real feel for the house's unique history and heritage. It has a pitched roof, fireplace and exposed timbers, as well as high windows on either side of the room and lots of natural light, which really helps to showcase the room's impressive scale.

Bedrooms and bathrooms

Two wings of bedrooms can be found on the first floor. One provides a good-sized double bedroom WC and separate shower room and stairs providing access to a further double bedroom which offers enough space for a double bed, desk and built-in storage, which is ideal for older or teenage children.

The principal bedroom enjoys a wing to itself, split into two, with a good-size bathroom occupying the upper floor, complete with a free-standing roll-top tub and an over-sized walk-in shower.

Both the bathroom and shower rooms have been renovated in the past few years.

Features

The whole house is surprisingly light and airy but with winding staircases, 'secret' alcoves, cellars, feature fireplaces and exposed timber work, it's a treasure trove of interest.

Practicalities

The kitchen is well-fitted with a good range of storage and worktop space and a Rangemaster oven, which has a double electric oven and a gas hob.

Down in the cellar, there is plenty of storage space, with two separate 'rooms'. One of these is currently used as a workshop/hobby room, but could offer further potential, and there is also a small shed in the communal courtyard outside.

On the ground floor, the smaller reception room is currently used as a study and has sash windows with working shutters.

Two of the bedrooms also have built-in wardrobes.

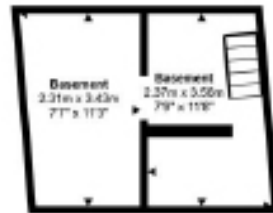
Services

The property is connected to mains services, including water, electricity and drainage.

EPC Rating

The energy performance rating for this property is tbc.

Approx Gross Internal Area
179 sqm / 1833 sq ft



Lower Ground Floor
Approx 16 sq m / 171 sq ft

 Denotes head height below 1.9m



Ground Floor
Approx 58 sq m / 629 sq ft



First Floor
Approx 69 sq m / 747 sq ft



Second Floor
Approx 12 sq m / 130 sq ft



Second Floor
Approx 14 sq m / 151 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Items of items such as bathroom suites are representations only and may not look like the real ones. Made with Bluebeam® 2021.

Location

The property is located on Princes Street, which is situated in one of the most historic areas of Norwich. Tombland, Elm Hill and Norwich Cathedral are each just a short walk away, and the centre of the city is within easy walking distance.

Families

This area of Norwich is well-suited to families due to its tucked away location and close proximity to Norwich School.

In the centre of the city, you'll find a variety of restaurants, pubs, shops and culture and leisure activities, including riverside walks and Norwich Castle. The city centre itself is also served by excellent transport links, including by bus, train and road.

A good range of state and private schools can be found in the city, along with several sixth forms and colleges that cater for older students.

Local Authority

Norwich City Council.



Our agent's view

"Homes of this heritage and quality are increasingly tricky to find and arguably in one of Norwich's finest locations, just 200 metres or so from the Cathedral. I particularly like the impressive first floor sitting room, which whilst of exceptional proportions still feels very welcoming"

Samuel Le Good | Partner





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Agent's Details



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