

LEASEHOLD



Apartment

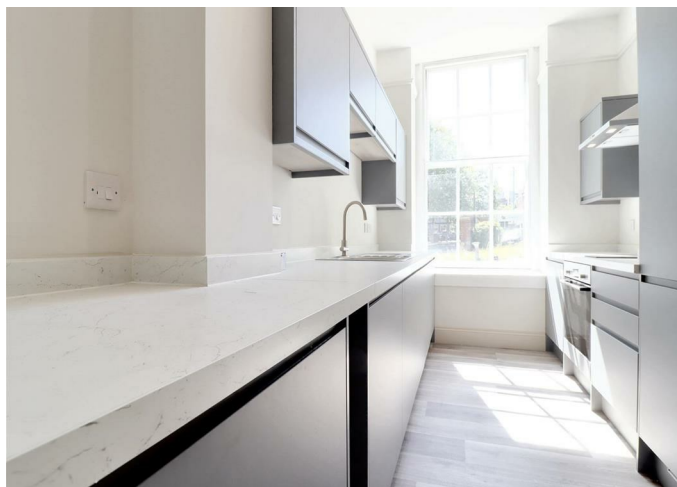
# BIGNOLD HOUSE, APARTMENT 1 SURREY STREET, NORWICH, NR1 3NX

Asking Price

£350,000

## FEATURES

- Historic Building
- Ground Floor
- Two Bedrooms
- New Kitchen
- No Onward Chain
- City Centre
- Stunning Conversion
- Sitting/Dining Room
- New Shower Room
- 997 years remaining on lease



# 2 Bedroom Apartment located in Norwich

Welcome to Surrey Street, Norwich - a location steeped in history and charm. This stunning Georgian Grade II Listed property, known as Bignold House, has undergone a remarkable transformation into 13 residential apartments, each offering a unique blend of modern living within a historic setting.

The grandeur of this local landmark building is truly captivating. Originally built in 1764 by the renowned architect Robert Mylne, with later additions by Sir Robert Soane, this property exudes elegance and character at every turn.

As you step into the grand entrance hall, you are greeted by decorative wooden panelling that tells the story of the Directors of the Norwich Union Fire Insurance Society from 1797 to 1897 - a true nod to the rich heritage of this building.

The apartments, spread over four floors, offer a mix of studios, 1 and 2-bedroom units, with a townhouse located in a later extension to the main house. The townhouse, accessed via its own existing door to the front courtyard, provides accommodation over three floors, ensuring a sense of space and privacy.

The sensitive conversion of Bignold House has been thoughtfully carried out, with internal alterations and sub-divisions kept to a minimum to preserve the significance of this listed building. Norwich City Council has granted Listed Building consent, acknowledging that the conversion represents the best use of the building, ensuring its future upkeep.

Don't miss this rare opportunity to own a piece of history in the heart of Norwich. Whether you're looking for a studio, a 1-bedroom apartment, or a 2-bedroom unit, each residence offers a unique blend of historic charm and modern convenience. Embrace the elegance of Georgian architecture and make Bignold House your new home.

## Apartment 1 Ground Floor

This unique stunning ground floor apartment offers entrance hall, sitting/dining room, kitchen, two bedrooms and a shower room, Please note there is no parking.

## Communal Grand Hall

Grand entrance doors to the main hall with stone floors, post boxes, security entrance system, sweeping staircase with panelled walls, part glazed door to ground floor hall giving access to four apartments.

## Entrance Hall

Private entry system door to apartment. Doors to sitting./dining room, bedrooms and shower room with opening to the fully fitted kitchen.

## Sitting/Dining Room

17'8 max x 17'4 max

This exquisite room is fully of charm as you step down, the large secondary double glazed windows overlook the other iconic Norwich Union Building the grand hall which is in use still to this day, creating a stunning back drop. Deep cornicing incorporating mid plaster work, dado rails and the period panelling certainly makes this room both cosy and thought provoking. The old door is still evident but not in use creating another feature in the panelled wall,

## Kitchen Area

12 x 7'3

A really stylish kitchen has been fitted with a range of wall and base units with an inset sink unit and a range of integrated appliances to include, hob, oven, extractor fan, washer/dryer and fridge/freezer. Complementary worksurfaces and matching upstands. Sash window to the side.

## Bedroom 1

9'4 x 12'8

Large sash windows with secondary double glazing to the side, radiator.

## Bedroom 2

8'5 x 10'9

Arched sash window with secondary double glazing to the front, picture rail and radiator.

## Shower Room

High end contemporary suite comprising double shower, vanity wash hand basin and wc. Tiled floor and splash backs,

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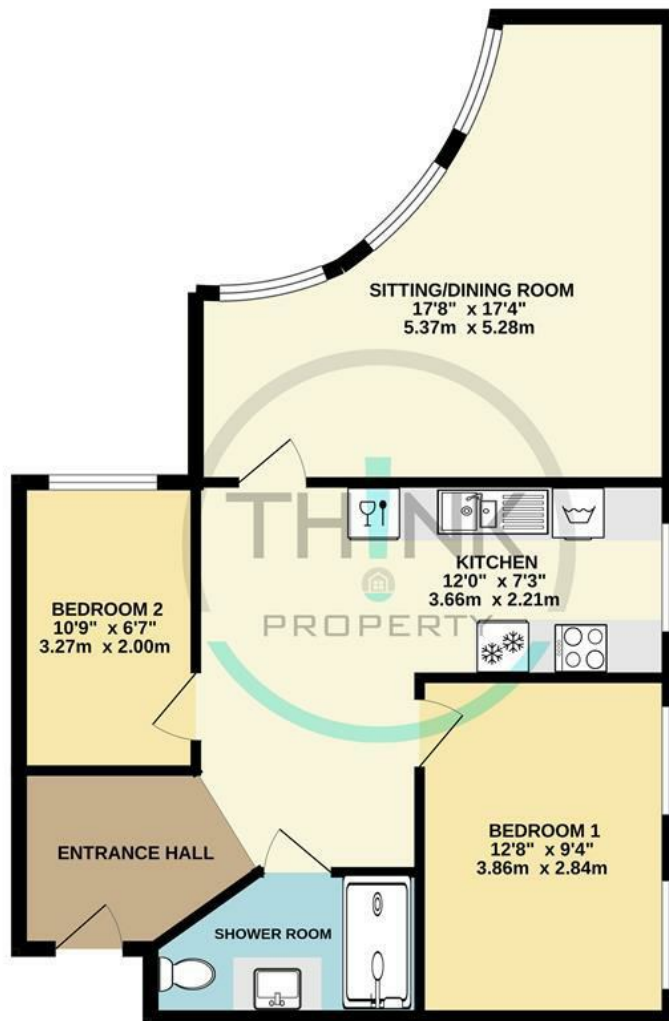
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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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