



Ridge House, 16D Harvey Lane
Norwich, Norfolk, NR7 0BN

BROWN & CO



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An exciting architect designed six bedroomed home with basement cinema room and spacious living in a contemporary style, set in a Conservation Area within a sought after pocket of Norwich.

£1,500,000



DESCRIPTION

This outstanding modern house, located in Thorpe St Andrew and close to Woodrow Pilling Park (extending into the Lion Wood) is approached along a shared, steep and winding private drive and has its own gated entrance. Originally part of the grounds of The Oaks, the site was sub-divided into four plots and Ridge House stands on the brow of a hill where Roman period antiquities were discovered in 1863.

Built to a unique design, the specification includes several high-tech features including areas of mood lighting, camera security, and air source heat pump source radiator heating. With electric underfloor heating to the ground floor the PV solar panels provide electricity with battery storage. The clever design with insulated concrete external walls faced with render and paneling gives good heat control for both summer and winter conditions, achieving an excellent band B rating for the EPC. Laid out on separate levels the accommodation is well thought out and allows a great flexibility of use, and would support working from home and multi generation living. The main house has five and potentially up to seven bedrooms which are complemented by five shower rooms and a bathroom, all with W.Cs. The current layout is capable of alteration to suit a new owner's use including studio, gym and office use and potentially separate living areas, internally it showcases

purpose made stairs exposed to the accommodation, set against brick feature walls. The rooms facing the rear garden have large patio doors, some of the bedrooms feature Juliet balconies with inward opening glazed doors, corner windows to many rooms allow light to flood in and the master bedroom on the top floor has an external breakfast balcony.

The central single storey section enjoys large entrance hall, separate plant and hub room, and a spacious and light sitting area. The north and south wings rise to three and two storeys respectively plus the basement are at the north end where a wide stairway leads to the cinema or music room, a space perfect for entertainment and complete with its own bar, kitchenette and cloakroom.

Incorporating part of the good sized dining room the north wing includes the well fitted kitchen with gas cooker, a central island and breakfast space, off from which there is an inner utility room with plenty of storage. From the first floor landing there are two double bedrooms, one offering a shower room en-suite with the other sharing the family bathroom where you can soak and gaze out of the windows. The whole of the second floor is given over to the master bedroom suite incorporating the good sized shower en-suite, dressing room and door leading to outside terraced area

walled on two sides and creating the perfect sun trap.

At the south wing, the east room downstairs is designed as a gym with a shower room also serving the sitting area but can double up as a downstairs bedroom, office or library; perhaps even a kitchen. The second room, which was set out as a home office or study, On the first floor there are two bedrooms, both with modern shower en-suites.

Outside the site is not overlooked and the enclosed rear garden includes an ornamental pond, a paved terrace edging the house and lawns, Within the garden is a smart garden room equipped with kitchen and cloakroom. The hard surfaced front driveway gives access to the two adjacent garages with electric roller shutter doors and rear workshop/stores and provides visitor parking. The front garden is mainly laid to lawn but has planted fruit trees, a wooded scrap slopes down to the lane. Stone paving leads to the house; and to a stepped access path leading down to the self-contained annex which has a kitchen area and a shower room with WC. The annex has an external raised deck and a separate path and security gate is accessed directly off of Harvey Lane, and as independent building can be used as a studio office or to house guests.



Utilities:

- Electricity: Mains
- Gas: Connected
- Water supply: Mains
- Drainage: Mains
- Heating: Electric underfloor and air source heat pump
- Renewable energy: Solar PV panels

LOCATION

The large but popular village of Thorpe St Andrew is conveniently located on the east side of Norwich with easy access to the A47 Norwich Southern Bypass and the Business Park and to North Norfolk via the Northern Distributor Road. There is a regular bus service on Yarmouth Road into Norwich city centre or to the east and amenities in the area include local shops and supermarkets including Sainsburys and Aldi. There are schools for all levels, riverside Public Houses and restaurants along Yarmouth Road, health and leisure centres, a tennis club, doctor's and dentist's surgeries and a veterinary practice. Norwich railway station can also be found to the east of Norwich city centre; the house is within walking distance of the city for a strong walker: Norwich is a vibrant city recognised for its culture and shopping, with the feeling of a small town with the accolade of recently been recognised by the Sunday Times as the best place to live in the UK.

DIRECTIONS

Leave Norwich via Prince of Wales Road proceeding over the traffic lights by the railway station into Thorpe Road. Follow straight on along Yarmouth Road to the traffic lights with a left hand junction and filter left into Harvey Lane. Follow up the hill and where the road bends to the left there is a drive on the right hand side signed

Oak, turn into the drive and take the branch off to the left, the follow the drive up where you will see the gates for Ridge House at the top.

AGENT'S NOTES:

- (1) The photographs shown in this brochure have been taken with a camera using a wide-angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.
- (2) Intending buyers will be asked to produce original Identity documentation and Proof of Address before solicitors are instructed.
- (3) If you intend to visit the property; if there is any matter of particular importance to you, whether concerning this property or generally, please discuss this with us before you make arrangements to visit.
- (4) We would point out that planning permission was granted for the original building, but this omitted the annex and some changes were made during the development. This has been remedied by gaining a Certificate of Lawful Development for the property as built.

VIEWING Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871



Harvey Lane, Norwich, NR7

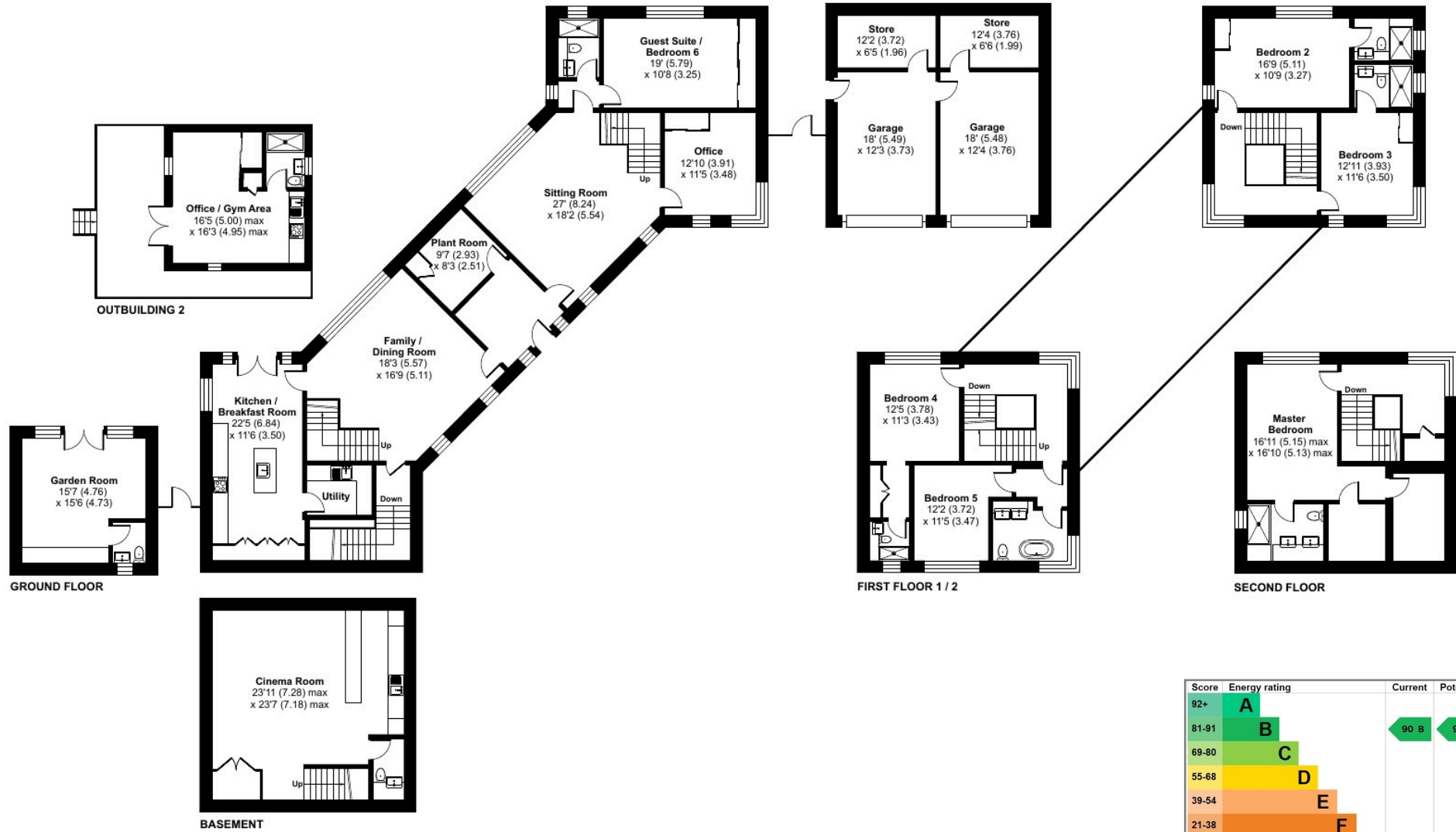
Approximate Area = 4121 sq ft / 382.8 sq m

Garage = 623 sq ft / 57.8 sq m

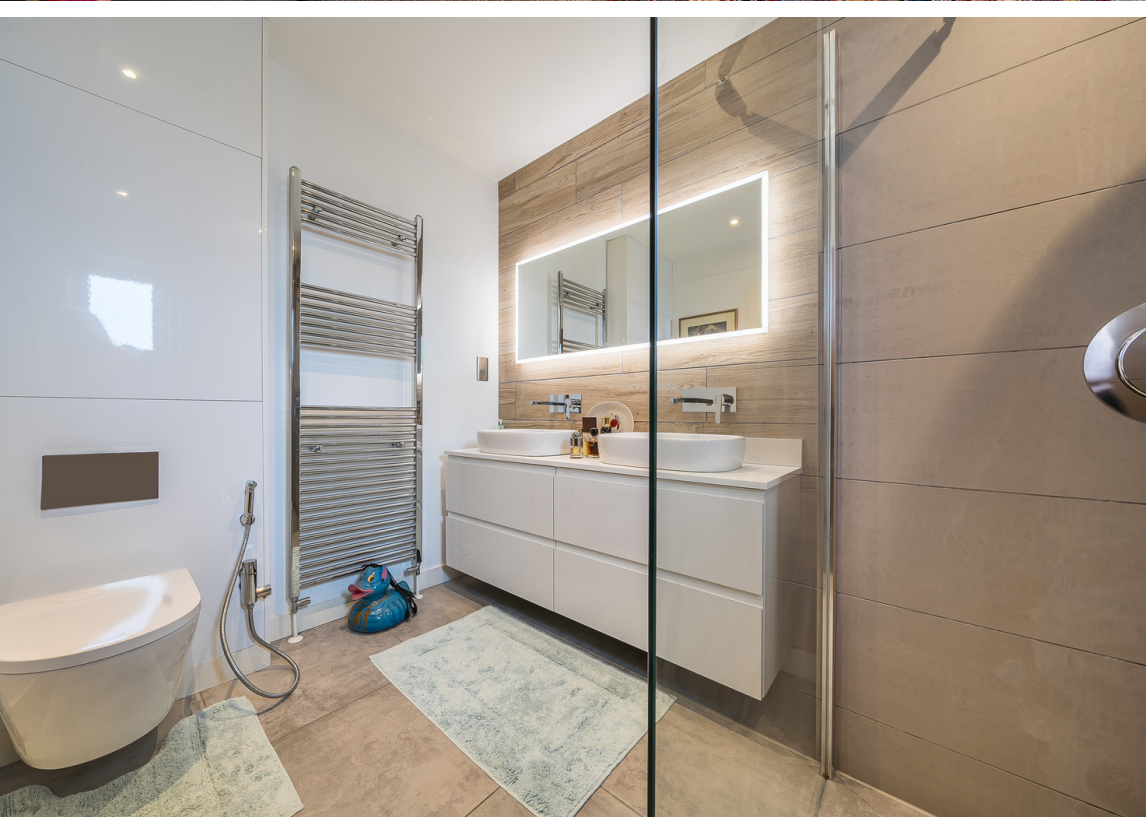
Outbuilding = 505 sq ft / 46.9 sq m

Total = 5249 sq ft / 487.5 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B	90 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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Brown&Co
The Atrium | St George's Street | Norwich | NR3 1AB
T 01603 629871
E norwich@brown-co.com

BROWN & CO
Property and Business Consultants