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Bespoke.



Norwich City Centre

NR2

Hidden away in one of Norwich's most enchanting and historic lanes, 2 Ten Bell Lane is a remarkable Grade II listed home whose story stretches back more than three centuries. Forming part of the historic fabric of Pottergate, this is a house that has evolved through generations, from its origins in the late 17th century, through elegant Georgian refinement, to a carefully considered modern extension that allows the home to meet the demands of contemporary living without compromising its remarkable heritage.

Moments from Norwich Cathedral, the city's medieval streets and independent lifestyle scene, this is an opportunity to own not simply a beautiful period home, but a fascinating piece of Norwich's architectural history.





Approached via its handsome Georgian pedimented entrance, complete with rusticated doorcase and original six-panel front door, the home immediately announces its historic significance. Beyond the façade lies an interior that effortlessly balances centuries of character with practical family living.

The original reception room is full of warmth and atmosphere, with exposed timber beams, deep-set sash windows and an impressive bressumer beam that hints at the building's earliest origins. Throughout the historic section of the house, original architectural details have been lovingly preserved, from chamfered beams and timber mullioned windows to the remarkable roof structure that has stood for generations.

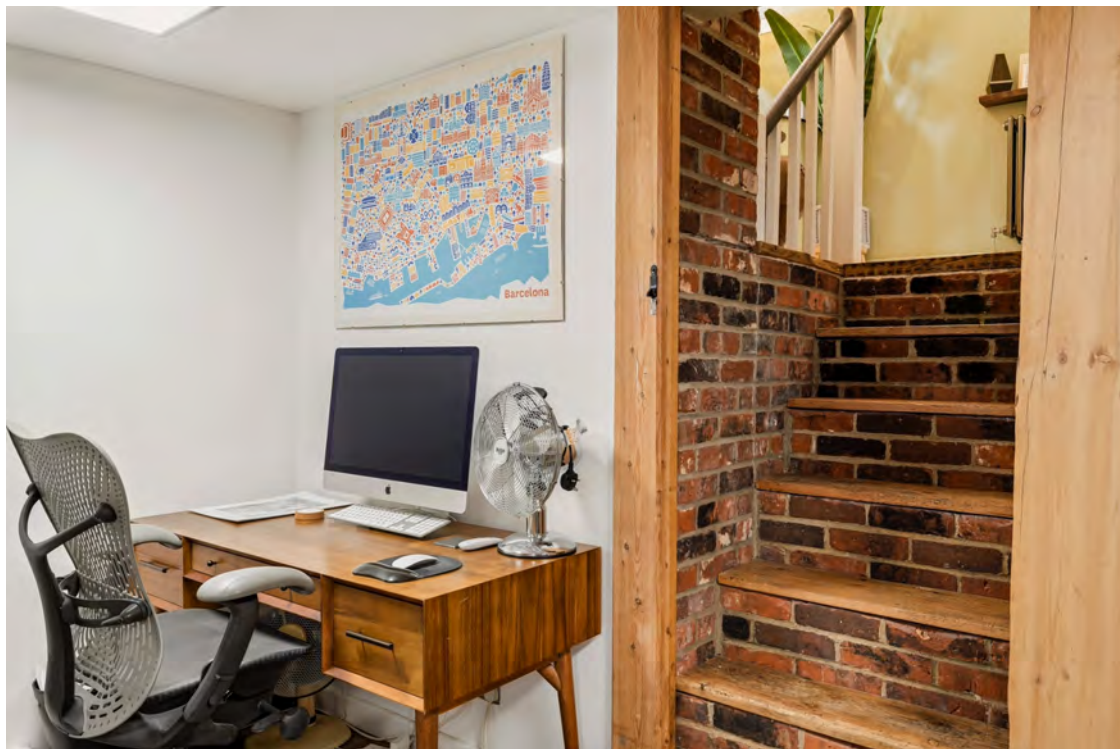
Descending to the cellar reveals one of the home's most captivating spaces. Once serving the original house, it retains its historic pavement flooring, cast iron bread oven, basket grate fireplace and substantial timber beam supported by cast iron columns. Today it provides an exceptional home office, but could be used as a reception room unlike almost anything else available within the city.

The accommodation has evolved sympathetically over time. While the original Georgian and earlier sections remain beautifully intact, the current owners have significantly enhanced the home with a substantial rear extension, creating a magnificent open-plan kitchen and dining room that has become the natural heart of the property. Flooded with natural light and opening directly onto the enclosed garden, it provides the contemporary entertaining space so often absent from period city homes.

Across the upper floors are generous double bedrooms, each retaining individual character. The blend of original craftsmanship and modern convenience creates a home that feels equally suited to everyday family life as it does entertaining.

Outside, the professionally designed private courtyard garden offers a wonderfully secluded setting for outdoor dining and relaxation, while secure gated parking, an exceptional luxury within Norwich's historic centre, completes an increasingly rare package.

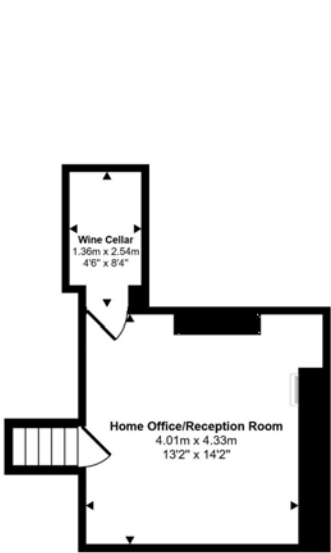




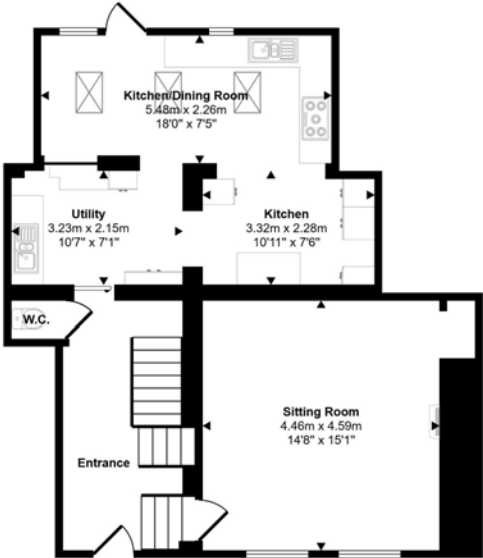




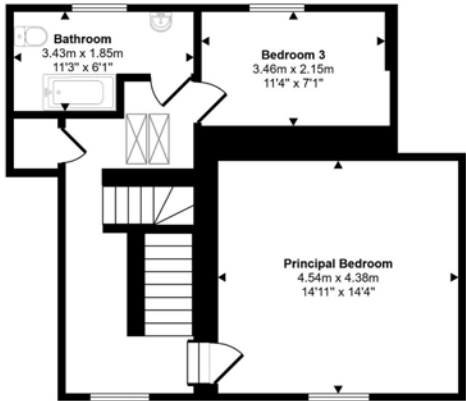
Approx Gross Internal Area
171 sq m / 1837 sq ft



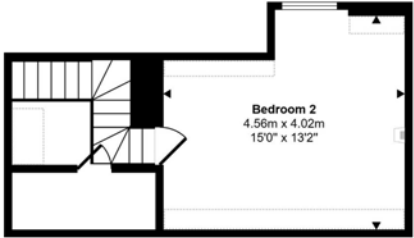
Lower Ground Floor
Approx 24 sq m / 257 sq ft



Ground Floor
Approx 68 sq m / 733 sq ft



First Floor
Approx 53 sq m / 567 sq ft



Second Floor
Approx 26 sq m / 280 sq ft

Denotes head height below 1.5m

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. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Families

Whilst steeped in history, this is a home that adapts beautifully to modern life. The generous rear kitchen extension creates the sociable family space buyers increasingly seek, complemented by separate reception rooms that offer flexibility for home working, quieter evenings or children's play.

The versatile cellar provides an exceptional home office or creative studio, whilst the secure courtyard offers an easily maintained outdoor space in the very heart of the city. Secure gated parking is an invaluable addition for city living.

Location

Ten Bell Lane is one of Norwich's hidden gems. Quiet and discreet, yet just a short walk from everything that makes the city so desirable.

Pottergate has long been regarded as one of Norwich's most characterful quarters, lined with independent boutiques, galleries, cafés and restaurants, while the historic market, Cathedral Quarter and Norwich Lanes are all within easy walking distance.

For those commuting further afield, Norwich railway station provides direct services to London Liverpool Street, while the city's ring road offers straightforward access to the A11, A47 and Norfolk's renowned coastline.

Living here means becoming part of over 900 years of Norwich's history whilst enjoying all the convenience of one of Britain's finest regional cities.





Warning
CCTV
cameras
in
operation

1

2

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Agent's View

What makes this home so compelling is the way it tells the story of Norwich itself. From its 17th-century origins and elegant Georgian additions to the sympathetic modern extension, every generation has added something without losing what made the house special in the first place.

The new kitchen and dining room transform how the property lives today, giving it the open-plan entertaining space buyers crave whilst allowing the original reception rooms, cellar and upper floors to retain all the charm and authenticity that earned the property its Grade II listing.

Samuel Le Good | Partner



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Agent's Details



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