

abbot**Fox**
Bespoke.



The Old Weaver's House

Elm Hill, Norwich

Hidden behind one of Norwich's most iconic and photographed streets lies The Old Weaver's House , a beautifully restored Grade II listed Tudor residence, occupying a peaceful setting overlooking the River Wensum, yet moments from the vibrant heart of the city. Dating from the 16th century with a 17th-century weaver's loft addition, this remarkable home blends centuries of history with the comfort and practicality of modern living, creating a residence unlike anything else on the market.



JOHN OLIVERS
HARRINGTON STREET

JOHN OLIVERS
HARRINGTON STREET

Nos. 32a & 32b

PRIVATE
NO PUBLIC
ACCESS

STONED
&
HAMMERED

STONED
&
HAMMERED



Approached from the timeless cobbles of Elm Hill, The Old Weaver's House immediately feels wonderfully secluded. Once inside, the atmosphere is one of calm, where exposed oak beams, leaded windows and centuries old craftsmanship tell the story of one of Norwich's finest surviving Tudor homes.

The accommodation unfolds across three floors, each offering its own distinctive character and flexibility.

The ground floor provides a welcoming entrance hall together with a series of versatile rooms. Currently arranged as a home office and guest bedroom alongside a bathroom.

The first floor offers a more intimate setting, with a generous principal bedroom enjoying views towards the river, shower room and dressing room. A striking Tudor window floods the landing with natural light, creating one of the home's many memorable architectural moments.

Ascending to the second floor reveals the true centrepiece of the house. Once the original weaver's loft, this magnificent vaulted space has been transformed into an exceptional sitting room. Windows on three elevations frame panoramic views across Norwich's historic skyline, with landmarks including St Andrew's Hall, the River Wensum and the city's distinctive rooftops creating an ever changing backdrop throughout the day.

Although extensively restored around the turn of the millennium with updated heating, electrical systems and modern services, every improvement has been undertaken with respect for the building's remarkable heritage, allowing period character and contemporary comfort to coexist beautifully.

Outside, a charming courtyard garden provides a peaceful sun trap, surrounded by mature planting and unexpectedly rich wildlife. Despite being in the very centre of Norwich, squirrels, birds and the gentle flow of the River Wensum create an atmosphere more akin to a riverside village than a bustling cathedral city.

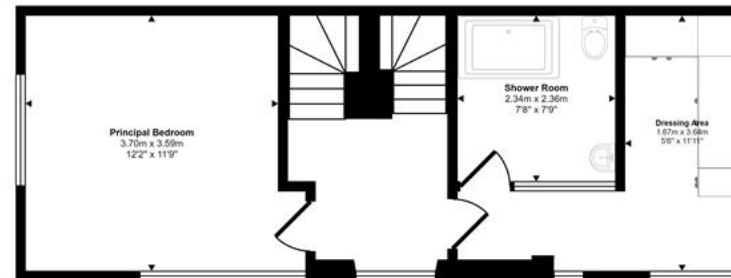




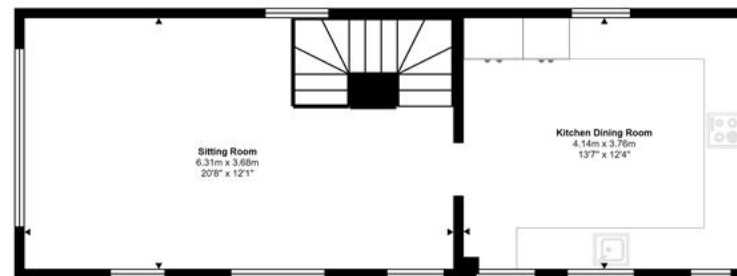
Approx Gross Internal Area
115 sq m / 1234 sq ft



Ground Floor
Approx 37 sq m / 402 sq ft



First Floor
Approx 38 sq m / 408 sq ft



Second Floor
Approx 39 sq m / 424 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. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





Lifestyle

The Old Weaver's House is perfectly suited to buyers seeking something genuinely individual. Whether hosting elegant dinner parties beneath centuries-old beams, working from home in inspiring surroundings, or simply enjoying peaceful mornings overlooking the River Wensum, the house offers a lifestyle rarely found within a city centre.

Its adaptable accommodation also provides flexibility for guests, creative professionals or those seeking multi-generational living, while remaining manageable as a lock up and leave city residence.

Location

Few addresses in Norwich are as instantly recognisable as Elm Hill. Rebuilt following the Great Fire of 1507, its cobbled streets, timber-framed buildings and independent boutiques have made it one of England's most celebrated historic streets.

Living here places the very best of Norwich within easy walking distance. Fine dining, independent cafés, theatres, galleries, Norwich Cathedral and the city's renowned retail centre are all moments away, while riverside walks begin almost on the doorstep. It is a location that perfectly balances cultural vibrancy with remarkable tranquillity.



Our Agent's View

"What makes this home truly exceptional is the balance it achieves. It offers the romance and authenticity of a genuine Tudor home, yet functions effortlessly for modern living. Combined with uninterrupted views across the River Wensum and one of Norwich's most prestigious historic addresses, it is a property that simply could not be recreated today."

Samuel Le Good | Partner







abbot**Fox**
Bespoke.



Agent's Details



Samuel Le Good | Partner

samuellegood@abbotfox.co.uk | 01603 660000 | 07915 660981 | @samuellegood

Kingsley House
2a Upper King Street
Norwich
NR3 1AH



Disclaimer - In accordance with the Property Mis-descriptions Act, the company gives notice that all descriptions, references to condition, necessary permissions for use and other details are given in good faith and believed to be correct, but any intending lessees do not rely on them statements of fact, but must satisfy themselves by inspection or other means, as to their accuracy