



39b Bethel Street  
Norwich | Norfolk | NR2 1NR

FINE & COUNTRY

# TOP OF ITS CLASS



“To discover this elegant two-bedroom, two bathroom apartment is a real delight. Once forming part of Bethel Hospital, the views out over rooftops and Norwich market a wonderful sight. Private and quiet, with a spacious sitting room and ceilings so tall, and only a stone’s throw from a city centre that is guaranteed to enthrall.”







- A Grade II Listed, Top Floor Apartment in the Heart of the City Centre
- One Reception; Two Bedrooms both with En-Suites
- Kitchen; Separate Cloakroom
- Permit Parking within Residents Car Park
- The Apartment benefits from having attractions such as the Theatre Royal, The Forum and Chapelfield Gardens on its doorstep
- The Accommodation extends to 686sq.ft
- No EPC Required

Bought as a second home the owners of this property chose it for straightforward reasons, "It is in such a fantastic location, and being a Grade II listed conversion, it has so much more character than a modern apartment." Entry is via a large old-fashioned doorway, that leads off the street and down to a large, stone staircase that in turn leads up to this second floor two bedroom apartment and only one other, on the floor below. Private, quiet and with views stretching out over the city, and with everything within a stone's throw from its front door, you need never jump in a car again. But if driving is your thing, with a dedicated parking space just a few steps away and such easy access to the North Norfolk coast, what better day trip could you wish for?

#### A Haven Of Peace

There is a hint of the fairy tale when you first discover the location of this apartment, as the main means to access it is via a doorway carved into a high brick wall, which leads you off what is a quiet, no through road with little passing traffic and into a passageway before entering. "The entrance is so unobtrusive," says the owner, "And being on the top floor, no one can look in." As such, the security and privacy is excellent, but at the same time you are right at the centre of all that this marvellous city has to offer. "It's in a really spectacular setting and everything is on the doorstep, but other than that, with virtually no sound, you really wouldn't know that you were in the city!" The views are also rather inspiring, as the owner adds, "I love the view of the city scape that you see from here: we look out over the old fire station, a former brewery and the market."

#### A Historical Perspective

Built back in 1713 and still serving as an institution until the 1980's, this extensive city centre landmark is the sum of many parts that were added over the years. Converted into nine dwellings about 15 years ago, with it comes a delightful mix of styles and materials, together making for a very pleasant environment in which to live. "You would be forgiven for thinking that you were in a quiet suburb of town. It's very quiet and peaceful." A broad, impressive stone staircase leads up to the apartment, and this rather imposing entrance never fails to impress first time visitors, and when visitors come through the door, they often comment on how lovely it must be to have such a bespoke, unique place to come home to."

#### Flexible Functionality

The apartment is light, airy and well-conceived; its lovely sash windows and quirky rooflines adding character and charm. The kitchen is in good decorative order, with newly replaced cupboard doors and is well-equipped, with fridge, dishwasher, and washing machine, and is, as the owner says, "A light, bright space, of a good size and very functional layout," adding on a practical note, "What really appealed was that it is totally separate from the

living space, so you can shut the door on cooking smells and washing up and relax over dinner with friends." The sitting room has high ceilings and is equally spacious, with room for a table and chairs at one end, ideal for a casual supper. Being on the top floor, the angles of the ceiling add character, "This room is a great space, and being a good size, very flexible too. When we first viewed, there was a three seater suite and a dining table in here, and yet it didn't feel cramped."

#### A Gem At Heart Of City

The two bedrooms are both double – the master suite has a fitted double wardrobe – and both have en-suite bathrooms, one with a power shower and the other with a bath, which is useful for visiting guests, "This is a great apartment for visitors to come to, as it is in the dream location for anyone wishing to enjoy one of the best cities in the country. Easily accessible by rail, and with visitor parking on site, it's also a great drive out of the city to the Norfolk countryside and coast beyond." To find such a place is rare indeed, and though you might walk past this apartment with no knowledge of its existence behind the high walls of this former hospital, be sure that it doesn't pass you by, as it's a real gem.

#### The Accommodation

Access is via Bethel Street with the apartment found on the top floor, accessed via stairs. You move through into an entrance hall, which both en-suite bedrooms are accessed off.

#### Master Bedroom Suite

Includes recessed wardrobes as well as access to an en-suite shower room. A large dormer window offers views out over Bethel Street and the city beyond.

#### Bedroom Two

Found to the rear of the apartment also employs large windows which offers views out over the rest of the complex and including views of the courtyard garden below. A door offers access through into an en-suite bathroom complete with overhead shower attachment and glass screen.

#### Reception Room

This room is enhanced by its large dormer west facing window where you once again have views out over Bethel Street and the surrounding area. The room itself employs higher than average ceilings which gives you the feeling of space. Twin doors lead off this room accessing a separate cloakroom and the...

#### Kitchen

Cabinets can be found to three aspects contrasting well with the high gloss work surfaces, there is a range of integrated appliances including an electric oven, gas hob, extractor fan, dishwasher, a larder fridge and a stainless steel sink unit. There is also additional space for a freestanding washing machine. Another dormer window, this time to the east, provides plenty of natural light.

#### Outside

The apartment offers one permit for off street car parking space which can be found to the side of the apartment and is accessed off Bethel Street.

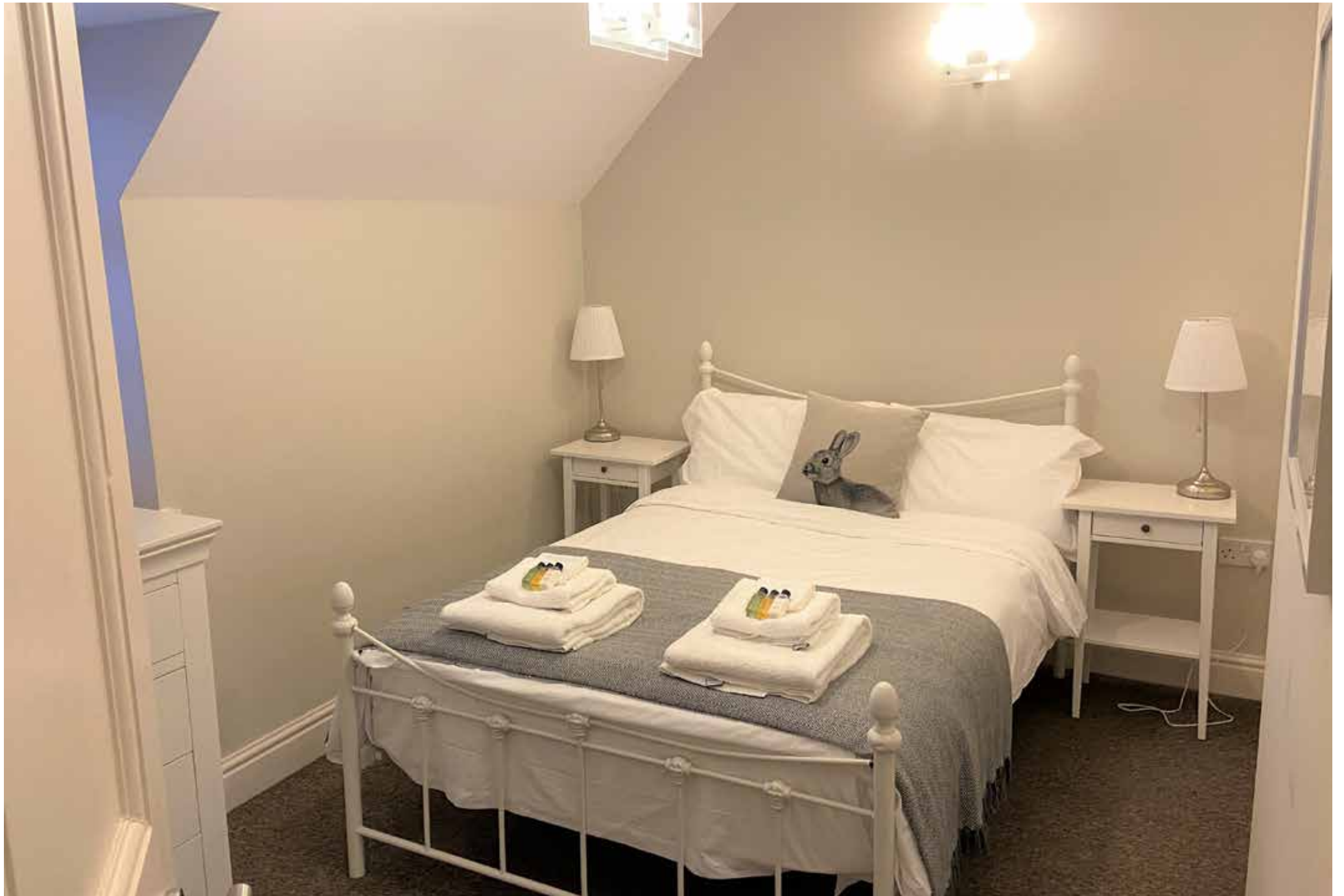






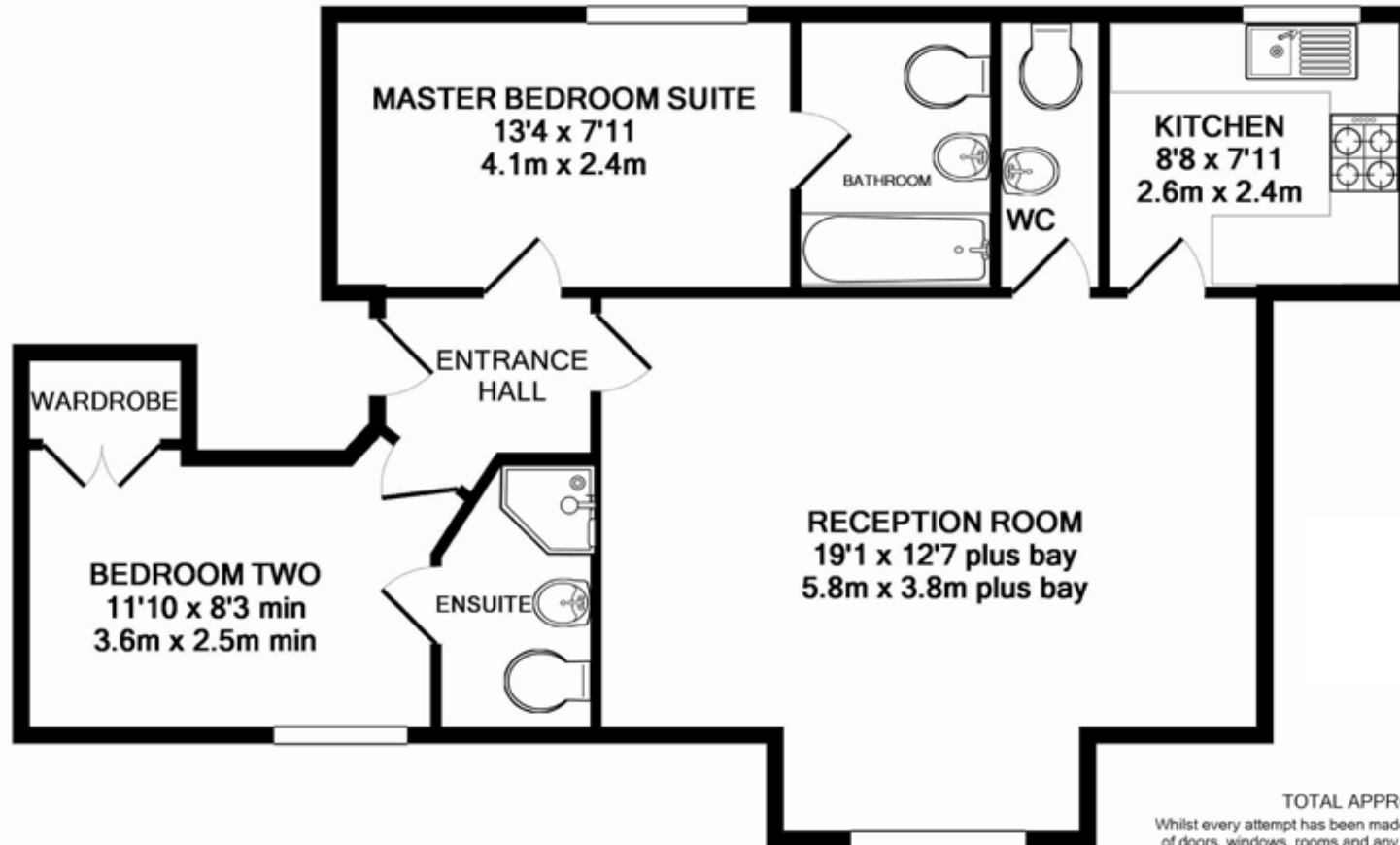












TOTAL APPROX. FLOOR AREA 686 SQ.FT. (63.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. \*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent. Printed





#### On Your Doorstep...

The apartment is situated in the heart of the city centre and the well known Norwich Market. It is in close proximity of a range of its own amenities including doctors surgery, public houses, cafes and takeaways, a newsagent, bank and building society plus pharmacy, launderette and convenience stores amongst others. Just a few minutes' walk from the bus station with regular bus services into the suburbs and beyond. Schools are within easy reach of the property, including Norwich High School for Girls, Stretton Nursery and Preparatory School and Town Close and Norwich Cathedral. The Norwich and Norfolk University Hospital is also just a short bus or car journey away.

#### How Far Is It To...

Norwich has a main line station to London Liverpool Street with a fastest journey time of 1 hour 30 mins, also providing commuter trains to Cambridge. There is an international airport to the north side of the city and access to most major trunk roads. From the A11 Newmarket Road, Cambridge lies approximately 60 miles to the south-west and Newmarket 47 miles.

#### Directions

Approaching the City from Grapes Hill you take the first exit onto Cleveland Road continuing onto St Giles. Follow the road round to your right passing the back of Norwich Market and in front of City Hall continuing onto Bethel Street with the Forum on your left. The property is found after a short distance on your left hand side.

#### Services and District Council

Gas Central Heating, Mains Water, Mains Drainage  
Norwich City Council

#### Tenure

The property is Leasehold and has 107 years remaining on the lease. The yearly rent charge is £500.00. Fine and Country have a copy on file. Prospective purchasers can view this in our office on Queen Street but should also satisfy themselves concerning the terms of the lease and outgoings with their solicitor.



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This property is a Listed Building and therefore does not require an Energy Performance Certificate

# FINE & COUNTRY

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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

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