



THE STORY OF

# Castle View House

*Norwich, Norfolk*

**SOWERBYS**

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# Castle View House

13a Castle Meadow, Norwich,  
NR1 3DE

Grade II\* Listed

City Centre Location

Completely Renovated

Abundance of Natural Light

Stunning Kitchen/Breakfast Room

Boutique Principal Bedroom and En-Suite

Fine Castle Views

Private Roof Terrace

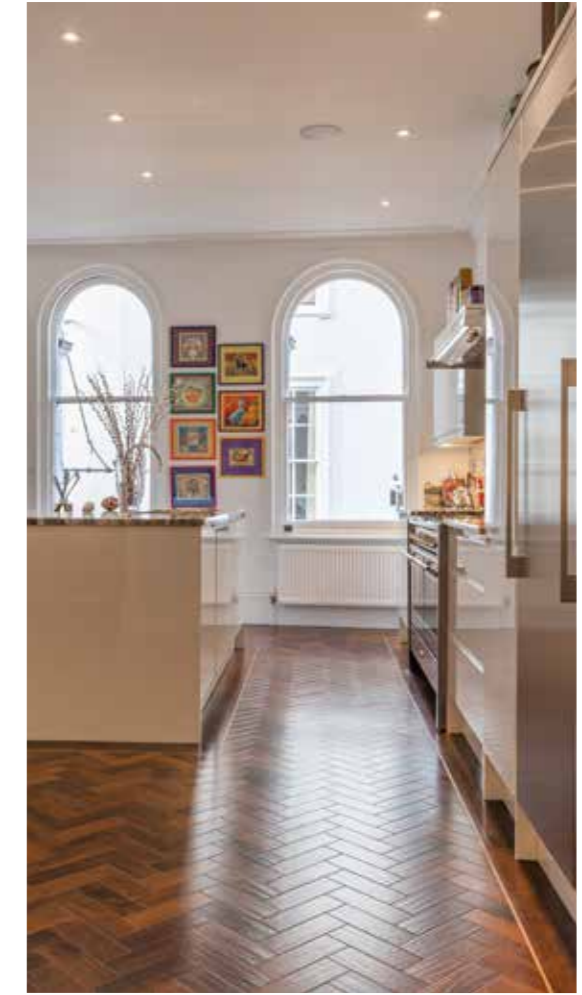
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“A hidden and underestimated city gem.”

It's not everyday a unique and hidden gem comes to the market. This wonderful Grade II\* listed town house could easily be missed whilst meandering down Castle Meadow or London Street. From Castle Meadow, the high gloss painted black entrance doors are similar to those of an exclusive private members club. From London Street, if you gazed up to admire the city's architecture, you will spot this incredible home with its white-washed façade and arched windows.

As you enter through the substantial entrance doors, you are welcomed into the most incredible town house. The feeling of exclusivity and privacy is immediately apparent as you close the doors and enter an oasis. The attention to detail following the complete renovations are superb. Clean lines and the retention of character with a modern twist.



You are instantly drawn through into the fashionable statement kitchen. A perfect place to entertain whilst admiring the architecture of the neighbouring properties, with the hustle and bustle of London Street below. The owners have considered everything needed in a working kitchen, as well as making it a stylish place to be.

“It’s a spacious and tranquil home.”

A stand-out feature of the property is the fine staircase. Opulent and elegant, taking you to the incredible sitting room, which is flooded with natural light and space.



The views just get better as you go up, with glimpses of the stunning Norwich Castle. A guest suite continues the boutique feel, with its own en-suite and dressing room.



As you reach the top floor, the principal bedroom is a true statement. The en-suite is fit for any five star hotel. On the opposite side of the landing is currently a useful night kitchen with an adjoining shower room, which could easily be transformed into a third bedroom if required.



A secret doorway then leads you to steps that take you to the secluded roof terrace with incredible views of the Norwich Castle. A great place to relax, people watch and absorb the hustle and bustle of city below, whilst enjoying incredible privacy. A true oasis within the city.

“We love the views of Norwich Castle from our roof terrace.”



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 or tenant. 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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ALL THE REASONS

# Norwich

IS THE PLACE TO CALL HOME



This ancient city has been home to writers, radicals and fiercely independent spirits for over a thousand years, and today continues in its legacy as

an enclave of culture and creativity. It's perfectly preserved medieval streets are home to a thriving community of small businesses, a vibrant food scene and an established arts culture. It is also a gateway to a county that continues to inspire people with its unspoilt landscapes, open spaces and big skies.

Named as one of the best places to live in 2021, Norwich lies approximately 20 miles from the coast at the confluence of the River Yare and the River Wensum, the latter still bending its way through the heart of the city. In the 11th Century, Norwich was the second largest city in the country, and today is still the UK's most complete medieval city. Strolling through the historic cobbled streets of Elm Hill, whatever the season, the Tudor architecture retains its character and beauty. Laced with merchant's houses, thatching, individual homes, speciality shops and small cafes, you'll be led toward the 1,000-year-old Norwich Cathedral.

To the north of the city the University of East Anglia is a remarkable example of brutalist architecture, and the campus is also home to the Sainsbury centre, a permanent collection of modern and ethnographic art, gifted by the Sainsbury family.

Property types in Norwich are incredibly diverse, from city-centre Victorian properties, converted mills and barns, townhouses and luxury new-builds. Central to the city, Newmarket Road is noted for its selection of grand houses, and the 'Golden Triangle' neighbourhood is a favourite with families. There is also an array of beautiful rural villages within a short drive, notably Stoke Holy Cross to the south, Surlingham to the east, or Bawburgh to the west, where larger rural properties and small estates are often brought to market.

When the bright lights call, trains to Liverpool Street take just 90 minutes, and the city's airport flies to a number of UK destinations, as well as direct to Amsterdam.

This is a city that reveals itself the longer you stay - a city to fall in love with - a city to be a part of.



Note from the Vendor



Castle View House

“Moving here gave us more space and open-plan living in the centre of the city.”

THE VENDOR



## SERVICES CONNECTED

Mains water, electricity, drainage and gas fired central heating.

## COUNCIL TAX

Band B.

## ENERGY EFFICIENCY RATING

D. Ref:- 0320-2748-0130-2102-5821

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

## TENURE

Leasehold.

There are 999 Years remaining on the lease and a ground rent of £10.00 per annum.

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# SOWERBYS



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