



THE STORY OF

# Paragon House

*Norwich, Norfolk*

SOWERBYS

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# Paragon House

9 Earlham Road, Norwich, Norfolk  
NR2 3RA

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- Superb Grade II Listed City House
- Abundance of Period Detailing
- Well-Proportioned Accommodation
- Four Reception Rooms
- Kitchen/Breakfast Room
- Five First-Floor Bedrooms
- Two Bathrooms
- Well-Landscaped Grounds
- Attic and Cellarage
- Close to the City Centre
- 

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“This is a joyous, spacious, and convenient home - filled with character and charm.”

From the moment you set eyes upon Paragon House, you can tell you've discovered something special.

The proud and ornate façade exudes elegance. From the gated entrance, approach on the gravel driveway and stand in awe of the majestic design of this house. It is quite simply, symmetry at its finest.

Once you ascend the garden steps and approach the enticing doorway of this home, you can already sense something exceptional awaits.

From the moment you enter this wonderful home, the ambiance is apparent. Marvel at some of the finest flag stone flooring, the elegance of the rising staircase and the abundance of period details.

The sitting room is calming and a lovely space to relax, read a good book and enjoy the warmth from the wood burning stove during the colder months. It's a room conducive to lively conversation and enjoys great views of the garden through the bay window



When it comes to entertaining, the atmospheric and sociable dining room is perfect. A space which is both flooded with natural light, from the floor-to-ceiling Georgian-style window, and centred visually on the well-proportioned fireplace.



Concealed double sliding wooden doors open in to the spacious and practical kitchen/breakfast room. This is another room flooded with light and adding to the lovely charm of the property; the window permits direct access to a west-facing terrace, extending the slate floor-finish from inside to outside.

Wanting to feel cosy and have some down time? Then head to the snug which is tucked to the rear of the home. Its fireplace gives the room a lovely focal point.



When you're thinking of those much-needed practical areas, a wonderful scullery and tranquil study are included. Below decks too is the cellar, a great space for a keen wine enthusiast.

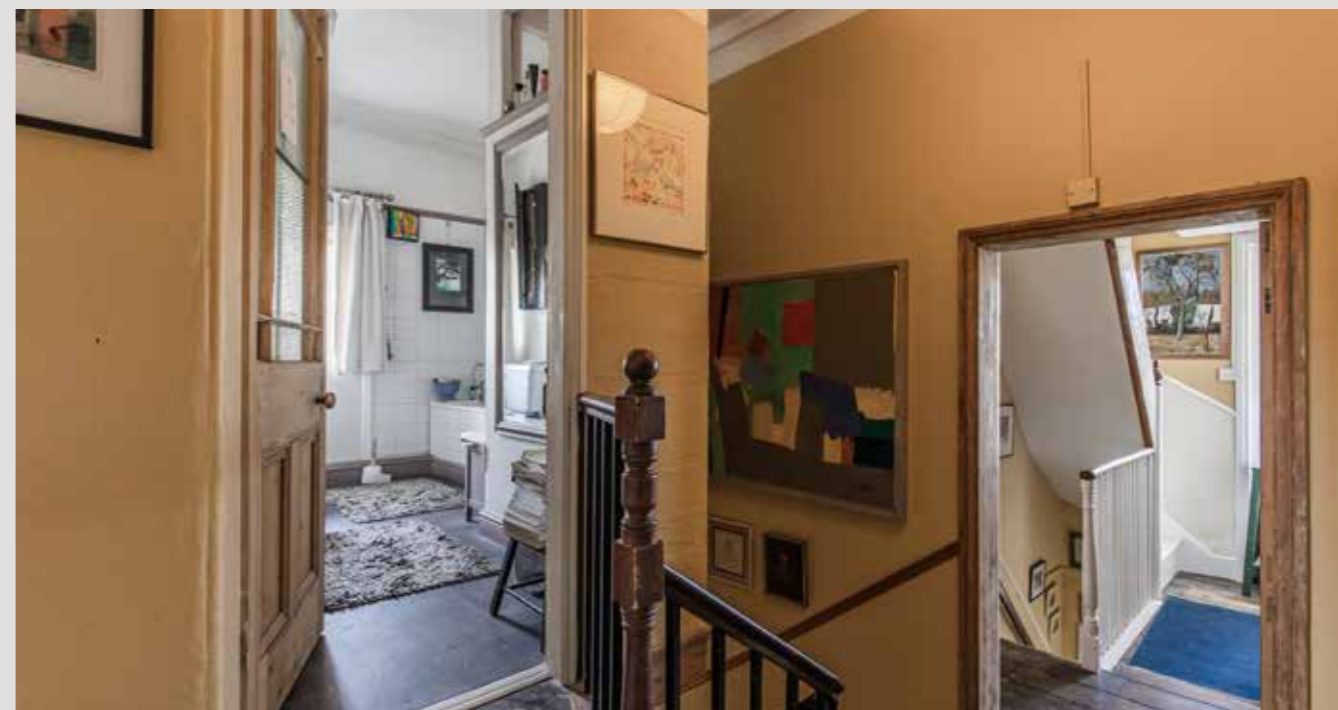
The elegant staircase draws you to the first floor. There is an array of good-sized bedrooms - five in number, and this floor also has two bathrooms and a versatile sixth room, currently used as an art studio.



The attic is a wonderful place to explore, with its wooden clad ceilings and the most quaintly attractive fanlight windows to the front and rear façades.



“In the 44 years we've lived here, the main change we've made has been to turn the former dining room into an architect-designed kitchen.”





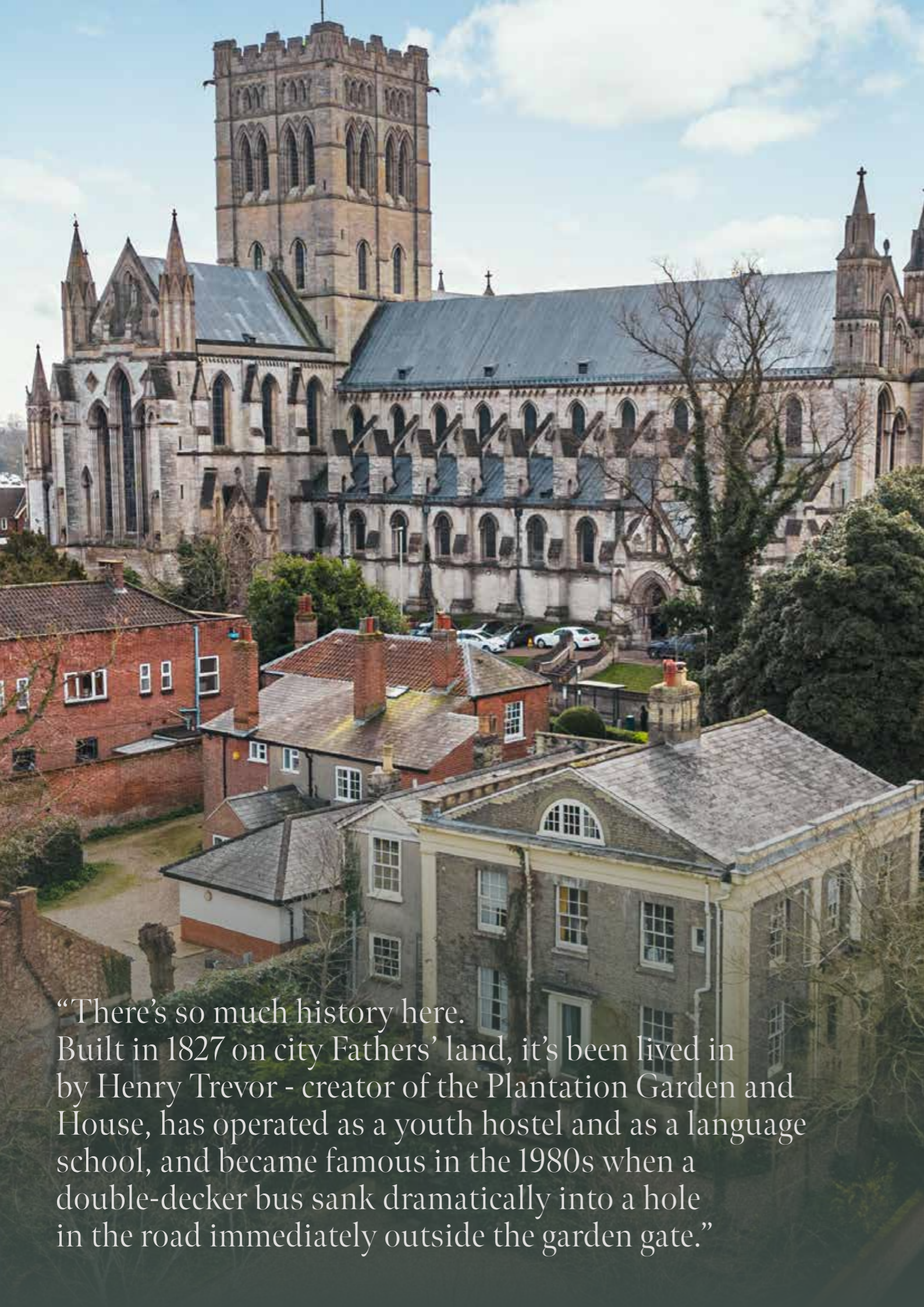
“The location of Paragon House at the city-end of Norwich’s ‘golden triangle’ tempts many friends to pop in on their way past.”



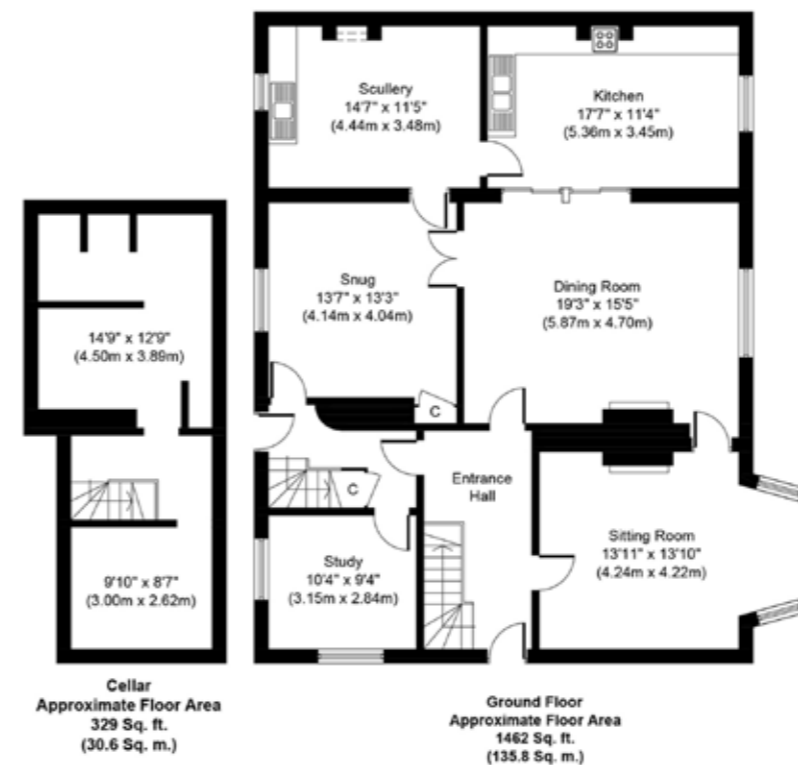
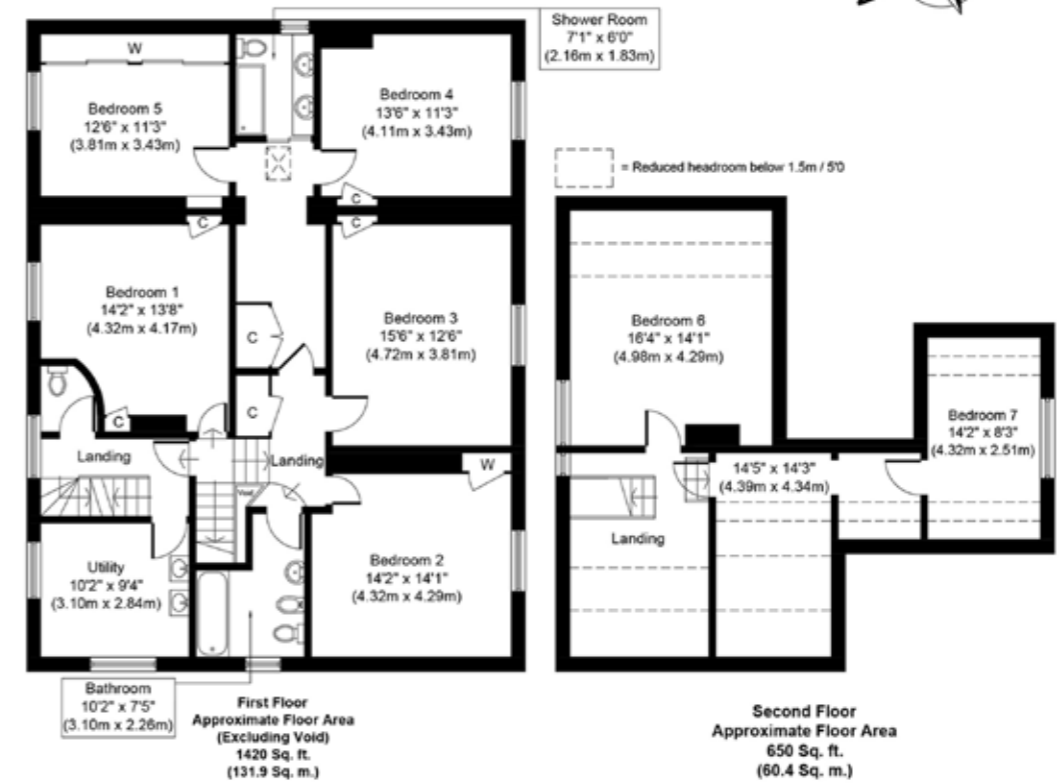
The mature grounds complement the house perfectly. The planting sits beautifully against the boundary wall, at the rear, and makes this feel a particularly private space. Along with this, there’s a secluded lawned garden to the front.

The home has gated access to the rear with extensive parking and the enchanting steps lead up to the entrance terrace, with a choice of two entrances.

From many aspects of Paragon House, the views of the Roman Catholic cathedral are outstanding and its nearby presence adds to the appeal of the home. Arguably the most popular district of Norwich, Upper St Giles, is within easy access of this home. With its artisan shops, restaurants and cafés, it is but a short stroll from this impressive home to the equally splendid city centre.



“There’s so much history here. Built in 1827 on city Fathers’ land, it’s been lived in by Henry Trevor - creator of the Plantation Garden and House, has operated as a youth hostel and as a language school, and became famous in the 1980s when a double-decker bus sank dramatically into a hole in the road immediately outside the garden gate.”



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



“Our home’s location, relative to the city centre, has been great. We’re within easy reach of the vibrant cultural lifestyle of Norwich.”

THE VENDOR



## SERVICES CONNECTED

Mains water, electricity, gas and drainage. Heating via gas.

## COUNCIL TAX

Band E.

## ENERGY EFFICIENCY RATING

An Energy Performance Certificate is not required for this property due to it being Grade II listed.

## TENURE

Freehold.

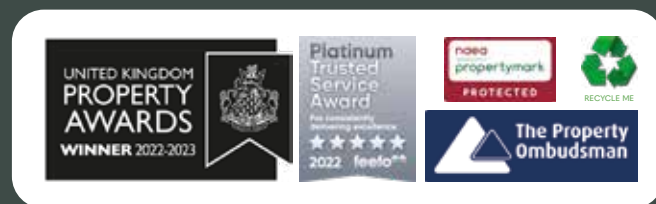
## LOCATION

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# SOWERBYS



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