

THE STORY OF
2 White Horse Mews

Trowse, Norfolk

SOWERBYS

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2 White Horse Mews

White Horse Lane, Trowse,
Norfolk, NR14 8TG

Highly Individual Character Home

Sought After Location

Peaceful Village Setting, Close to City

Versatile and Low Maintenance Accommodation

Off Road Parking and Garage

Wealth of Character Features

Idyllic Residence or Holiday Home

Ground Floor Bedroom Options

Sold with No Onward Chain

SOWERBYS NORWICH OFFICE

01603 761441

norwich@sowerbys.com



“It’s a dependable refuge from the hurley-burley...”

Sitting proudly on a quiet lane in the peaceful and sought after village of Trowse, this brilliantly characterful barn conversion offers deceptively spacious and highly versatile accommodation within a truly idiosyncratic home. Positioned perfectly on the fringes of the city, White Horse Mews offers a gateway to an enviable way of life with easy access to the delights of Norwich whilst simultaneously providing a haven in which to decompress and escape the hustle and bustle whenever desired.

Making the very best of the drama of the original barn, the receptions are located

on the first floor with the splendid living room boasting vaulted ceilings, reams of natural light, exposed original beams and a striking brick fireplace. The adjoining dining room makes for a pleasingly sociable layout, excellent for year round entertaining, with a door leading out to the spacious balcony/roof terrace. The kitchen enjoys every bit as much character and natural light as the principal receptions with the exciting potential to be a real showstopper.





Elsewhere on the first floor, the principal bedroom suite makes excellent use of the abundant drama and volume with the generous proportions allowing ample space for a large en-suite bathroom.

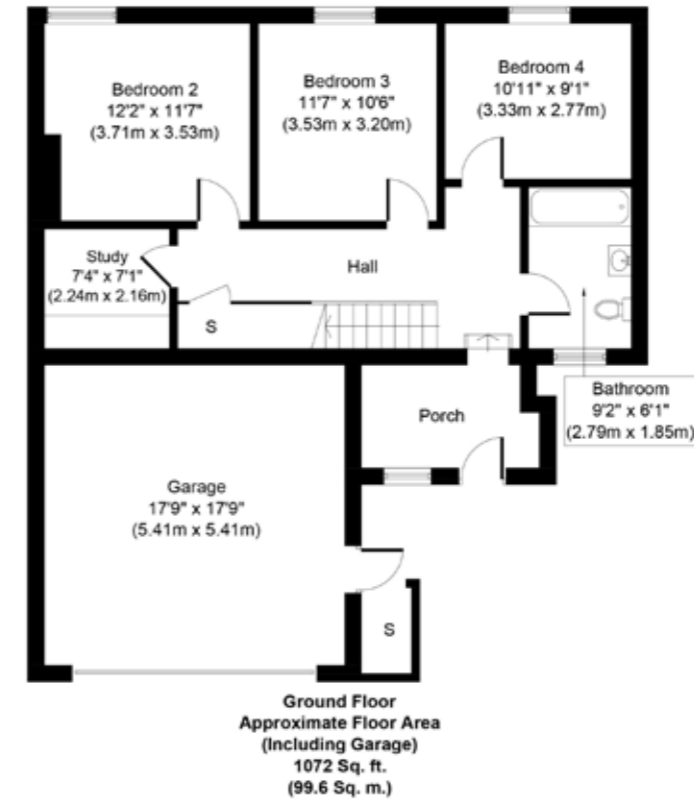
The ground floor is home to three further double bedrooms and a study, bringing invaluable versatility to the home. Whilst the three bedrooms are well served by the ground floor family bathroom, they are all comfortably large enough to serve as additional receptions or hobby rooms. There's ample space to really make this house a splendid and fulfilling home.

Outside, the courtyard garden is bordered by a well-stocked flower bed and provides ample off road parking complemented by the large double garage.





“There’s a decent pub in walking distance, good cycling in most directions, and easy access into Norwich for restaurants...”



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.

ALL THE REASONS

Trowse

IS THE PLACE TO CALL HOME



Just south of Norwich, the pretty village of Trowse is steeped in history. One of a small family of model villages, it was created by the Colman family during the

1800s, for workers at the world famous Colman's mustard factory.

Today, it's a small village with a thriving community which benefits from a sports hall, astroturf football pitch, dry ski slope, woodland walks, riverside picnic areas, and a common right in the centre. There are two pubs, the White Horse Inn and the Crown Point Tavern; a village shop and a well regarded vegetarian restaurant, as well as a primary school which is rated 'outstanding' by Ofsted. Adjacent Whitlingham Country Park has two broads, one a conservation lake, the other for water based leisure activities, and is a lovely setting for walking, cycling or relaxing, whilst having easy access into the city.

The perfectly preserved medieval streets of Norwich are home to a thriving community of small businesses, a vibrant food scene and an established arts culture. 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. 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 west 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.

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



The sitting room beams are original, whilst others were reclaimed from the old Colman's Mustard factory when the barns were converted.

“My favourite spot is in the living room, by the fire, the high ceilings give a fine sense of space.”

THE VENDOR



SERVICES CONNECTED

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

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

D. Ref:- 0330-2682-4140-2397-4421

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

Freehold.

LOCATION

What3words: ///diner.valley.hunter

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