



THE STORY OF

Lime Tree House

St Andrews Park, Norfolk

SOWERBYS

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Lime Tree House

14, East Wing, St. Andrews Park, Norfolk
NR7 0GH

●
Superb Period Home

Grade II Listed

Exclusive and Sought-After Setting

Easy Reach of City Centre and Rail Links

Wealth of Period Features

Open Plan Living Options

Five Bedrooms

Two En-Suites

Allocated Parking and Garage with Driveway

●
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“We’ve lived in this unique home for 17 years and we’ve enjoyed how light it is - and spacious too.”

Set amongst an exclusive and highly sought-after collection of period homes, Lime Tree House is an exceptional home boasting almost 3,000 sq. ft. of distinguished accommodation adorned with fine period features. Show-stopping formal receptions showcase a wealth of character, whilst an abundance of bedrooms provides the invaluable versatility needed for a home to accompany the ever-changing demands of a modern family life.

A meandering footpath intersects manicured lawns leading to the front door, through which you are greeted by the immediate splendour of the hallway

with barrelled ceilings and stripped original flooring.

Amongst the highlights of the ground floor accommodation is, without question, the sensational triple aspect formal sitting room boasting high ceilings and flooded the natural light - via no less than six full-height original arched windows. With ample room for a large dining set, this beautiful room boasts space enough to accommodate a wonderfully open plan and modern way of spending time with family and friends without for a moment losing any of its drama - especially in the summer with a rear door to the south-facing sun terrace.



Offering yet more open plan living, the kitchen enjoys distinctive barrelled ceilings under which an array of elegant cabinetry is topped with solid oak worktops. There's ample space for a six-seater dining table which makes for an idyllic setting for informal dining and entertaining.



Offering essential balance to these large open plan spaces, the snug/family room provides a peaceful haven within this enchanting home. It's a cosy room, an ideal place to settle and enjoy a good movie or perhaps some downtime tinkering on the piano. The ground floor is completed by a handy study, a well-equipped utility room and a guest WC.





“We’ve raised our children here and it has been an excellent family home.”



The first floor is home to no less than five elegant bedrooms, two of which have en-suites. The opulent principal suite provides all the elegance you could hope for from a home of this calibre; high ceilings, reams of natural light, original windows and of course a lavish en-suite. The second suited bedroom makes for an enviable guest suite whilst the three further bedrooms provide brilliant versatility and are well-served by the equally luxurious family bathroom.

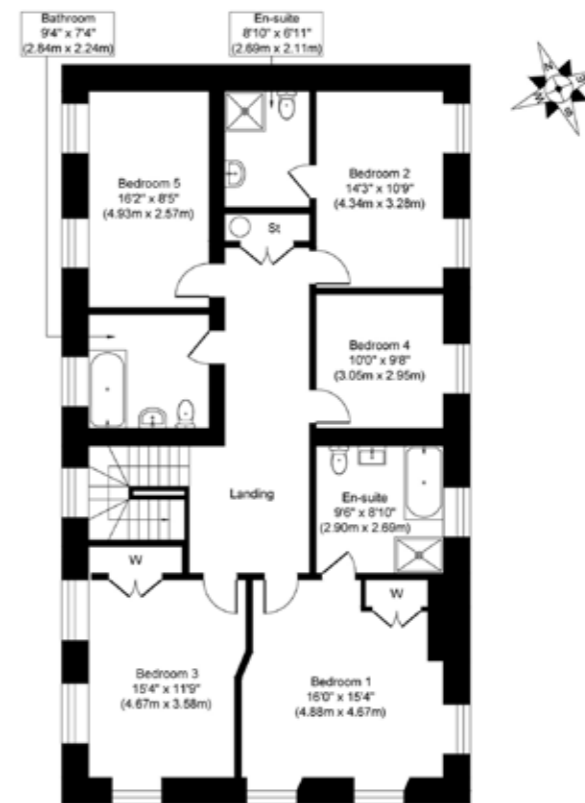
Outside, an idyllic south-facing sun terrace comfortably houses a large outdoor dining set and further seating; the perfect spot to soak up any all-day sunshine and enjoy the far-reaching views across rolling countryside. Lime Tree House also benefits from two allocated parking spaces and an en-bloc garage with driveway.



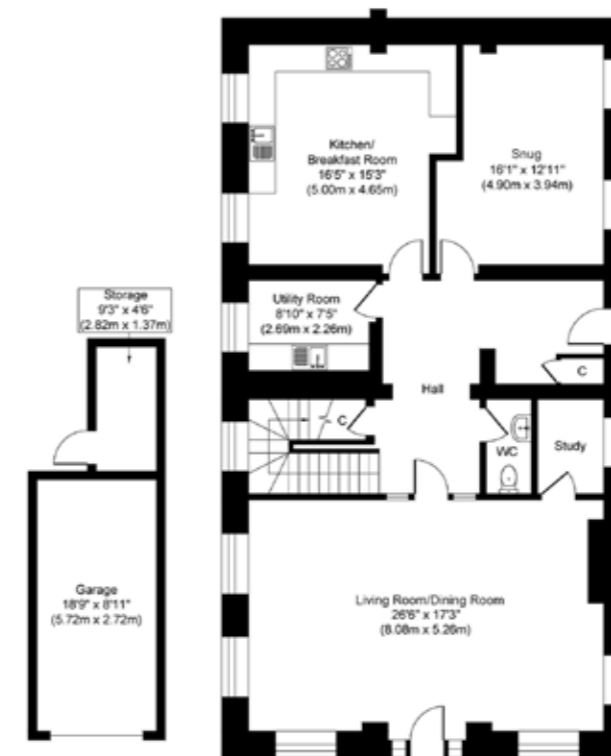




“You’re afforded a high level of tranquillity living here, yet you’re still part of a community.”



First Floor
 Approximate Floor Area
 1358 sq. ft
 (126.16 sq. m)



Garage
 Approximate Floor Area
 212 sq. ft
 (19.69 sq. m)

Ground Floor
 Approximate Floor Area
 1358 sq. ft
 (126.16 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 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

St Andrews Park

IN NORFOLK
IS THE PLACE TO CALL HOME



The countryside community of St Andrews Park is an elegant collection of homes located in the popular Norwich suburb of Thorpe St Andrew. Approximately 4 miles from the centre of the cathedral city, the area is well-connected with the train station being approximately a ten minute drive away, and Norwich Airport around 15 minutes drive, via the easily accessible Northern Distributor Road.

Within Thorpe St Andrew, there are various facilities including a health club, Sainsbury's supermarket, and local primary and secondary schools, rated 'Good' by OFSTED. The attractive River Green, with its delightful riverside setting, is home to numerous shops and businesses, really giving the feel of village life. Within a short stroll you'll find a cafe, several pubs, an Indian restaurant, Chinese takeaway and fish and chip shop, and day-to-day living is well provided for by the excellent range of local shops on the doorstep.

Neighbouring Thorpe Marshes are delightful, popular with dog walkers, bird watchers and nature lovers and the River Yare is also just a few minutes' walk away, providing mooring for boats and a launch site for smaller craft. With a wonderful mix of urban access, the atmosphere of a small town, and neighbouring countryside, Thorpe St Andrew offers the perfect balanced lifestyle.

The property sits on a major route with public transport into Norwich, which has everything you would desire of a vibrant regional capital. Norwich has a modern cultural feel, a real sense of history preserved, with beautiful heritage, dynamic night-life, two major shopping malls and Norwich's infamous Market. Such is the wide variety of shops, bars, cafés and restaurants that the Norwich Lanes won the great British high street of the year.

Norwich is located approximately 40 minutes from the delightful North Norfolk coast rolling countryside, whilst still being a vibrant, ever evolving city.



Note from the Vendor



“Our home is located in a beautiful park setting and you may go walking in every direction.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity and drainage.

COUNCIL TAX

Band G.

ENERGY EFFICIENCY RATING

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

TENURE

Freehold.

LOCATION

What3words: ///penny.basin.dice

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS



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