



THE STORY OF

8 Strangers Court

Norwich, Norfolk

SOWERBYS

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8 Strangers Court

Norwich, Norfolk
NR2 1EX

Charming Home in a Prime City Centre Location

Impeccably Presented Throughout

Stunning Main Reception Room

Low Maintenance Home

Ground Floor Bedroom Options

Downstairs En-Suite and Further Shower Room

Grade II Listed

Wealth of Period Features

Off-Road Parking

Seamless Access to the City and
its Thriving Culture

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“This has been a comfortable home, centrally located in this charming city with an abundance of space to enjoy.”

Boasting accommodation and interiors every bit as eclectic as the history within this property, this fine residence within Strangers Court is a city home like no other.

Many will be familiar with the delights of Pottergate and the Norwich Lanes, a thriving area of the city with coffee shops, eateries, bars and culture all around, however even the most regular visitors may not be aware that behind the discreet, yet ornate, set of iron gates of Strangers Court, lies a collection of exclusive homes with a fascinating story to tell.

In 1565, the city authorities invited Protestant refugees from the Spanish Netherlands to settle in Norwich and boost the city's now famous textile industry. 30 households of master weavers came over from Flanders and soon many more followed. They became known as the “Strangers” and at their peak accounted for over a third of the city's population. Many properties that were once bustling commercial buildings now serve as some of the most idiosyncratic homes to be found anywhere in the city. Number 8 at Strangers Court is one such home.

Beyond the attractive front door, the versatility of the home is immediately evident with a ground floor bedroom option enjoying all the character and elegance of the semi-open en-suite bathroom.

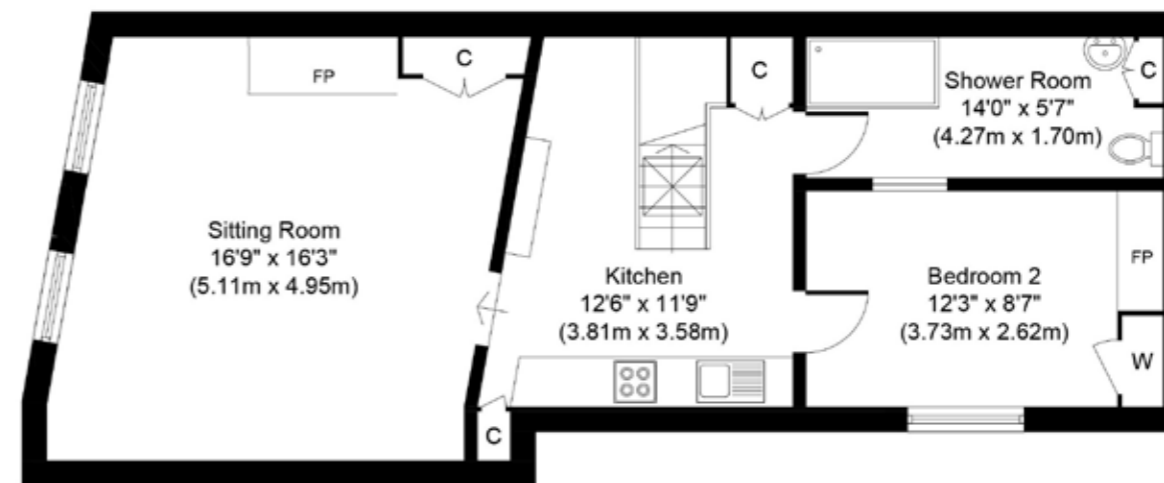
Rising to the first floor, the modern kitchen is bathed in reams of natural light via the large skylight, whilst the show-stopping principal reception ushers in just as much light via the two expansive sash windows. This extraordinary room boasts the sophistication and style found in any Georgian manor house with high ceilings, ornate panelling and plaster coving.



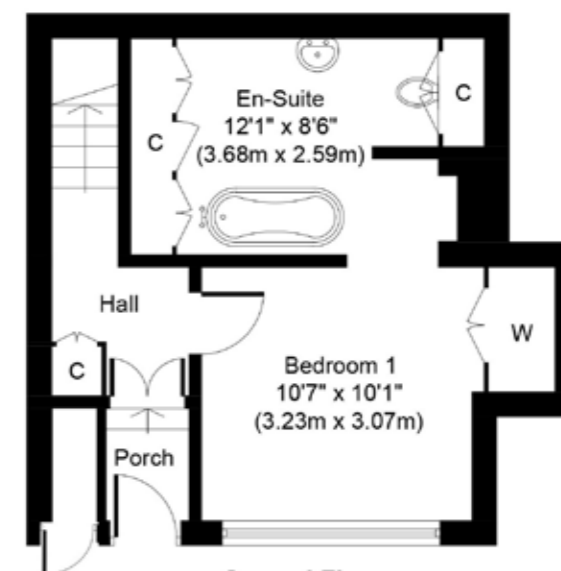




“The Lanes are filled with small shops, restaurants and bars - it’s so easy to reach everywhere by foot.”



First Floor
Approximate Floor Area
663 Sq. ft.
(61.6 Sq. m.)



Ground Floor
Approximate Floor Area
336 Sq. ft.
(31.2 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

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. Its 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.

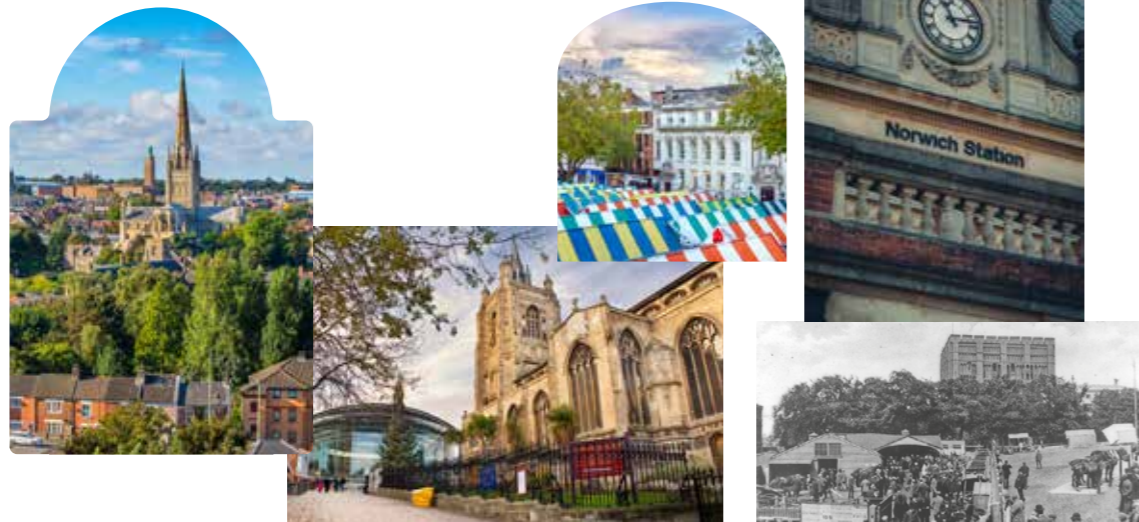
Named as one of the best places to live in 2021, Norwich lies approximately 20 miles from the coast at the confluence of the River Yare and the River Wensum, the latter still bending its way through the heart of the city. In the 11th Century, Norwich was the second largest city in the country, and today 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 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.

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 Sowerbys



“Norwich - and Strangers Court itself - has such an interesting history to discover.”

SOWERBYS



SERVICES CONNECTED

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

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

D. Ref:- 0496-3027-5206-7337-1204

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.

Years Remaining: 950.

Service Charge: £450 per annum.

LOCATION

What3words: ///upgrading.weds.cats

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SOWERBYS



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