

THE STORY OF

The Silk House

Norwich Lanes, Norfolk

SOWERBYS

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The Silk House

2 Cow Hill, Norwich, Norfolk
NR2 1EZ

Landmark Norwich Residence

Grade II Listed Town House Steeped in History

Idyllic Location Amongst Norwich Lanes

Impeccably Presented Throughout

More Than 3,300 sq. ft. of
Highly Versatile Accommodation

Open-Plan Living Options

Wealth of Period Features

Four Bedrooms to Main House

Self-Contained Annexe/Holiday Let -
Old School House

Enclosed Private Garden

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“Our home stands in heart of the popular Norwich Lanes and on the corner of Upper St Giles Street - listed by The Guardian as one of the 30 coolest streets in the UK.”

Standing proud amongst the exclusive setting of the Norwich Lanes, The Silk House boasts a rich history, every bit as eclectic as the character of the property itself.

Standing at almost 3,000 sq. ft. of highly versatile accommodation, this home is adorned with 17th century character features and awash with reams of natural light, showcasing the very best of an unparalleled architectural vernacular.

Taking a stroll along the thriving lanes of the city, or perhaps along the wisteria-lined grounds of the St Giles Church, will lead you to the front door of The Silk House.

This home stands timelessly. Its bright exterior conceals the most fascinating stories of the past, yet embracing you in a modern and functional residence ready to accompany a fulfilling city lifestyle.





Built around 1680, the property was home to a Huguenot silk merchant from France, when the ground floor housed busy workshops, with the accommodation for the merchant found above.

Local wool from Worstead was sent overseas and exchanged for silk, which was subsequently worked into extraordinary garments right here within The Silk House.

One fascinating feature of the home, even today, is an original hand-painted stained glass window displaying a Norwich lion standing astride a skein of silk; thought to be the resident merchant's logo.

Since then, this fascinating property has been a school house in the 1800s, a lodging house, a chapel, and even political headquarters during the First World War.

Most recently, a fastidious and impassioned renovation alongside conservation officers has resulted in The Silk House as we see it today – amongst the most noteworthy of city residences, perfectly suited to a 21st century lifestyle without - for a moment - sacrificing the historical integrity and significance that makes this building so extraordinary.



Journey through this immaculately presented home and it will take you on an enchanting discovery.

You're welcomed firstly into the reception hall which sets the precedent for a spacious and embracing home.

The formal sitting room to the ground floor boasts elegant proportions and views of the neighbouring church through sash windows dressed with fully functioning shutters.

The first floor is home to amongst the most impressive of receptions; the striking open-plan kitchen/dining/living room providing a brilliantly sociable and modern way of life, but within the timeless embrace of exposed timbers, ornate panelling and - of course - superb views of the thriving surroundings. The large island in the kitchen houses a wealth of elegant cabinetry and forms the focal point of the room, every bit as characterful as the home itself. This is a superb space for entertaining friends and family within your own environment in the heart of the city.

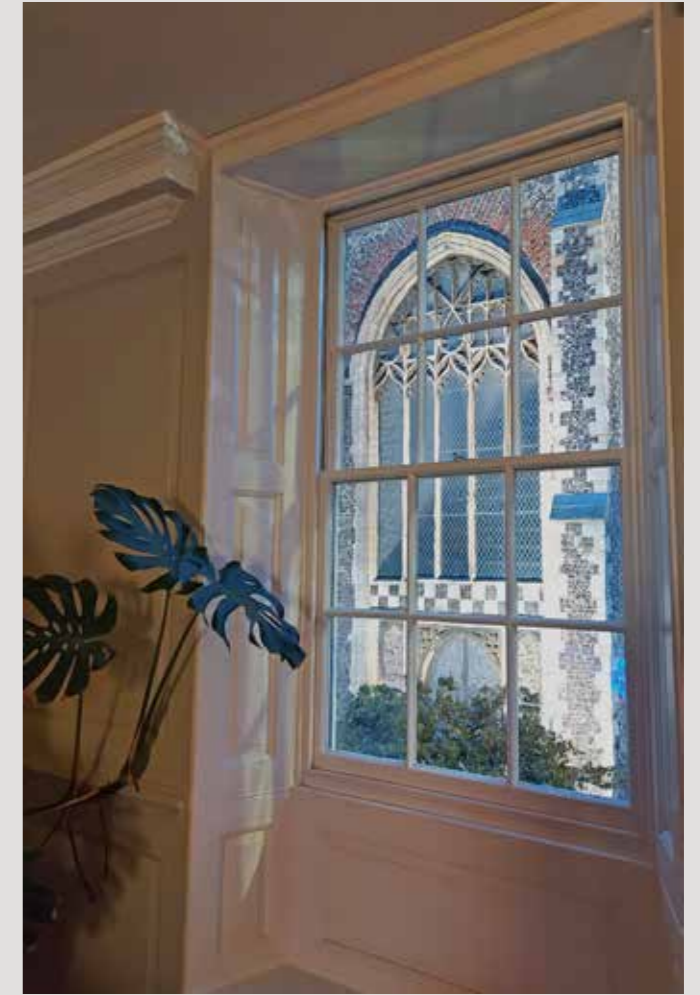
No less than four large bedrooms provide invaluable versatility and cement The Silk House as a home capable of meeting even the most modern and flexible of lifestyle requirements. An opulent principal suite, to the second floor, boasts a luxurious shower room en-suite, whilst the two further double bedrooms are well-served by the family bathroom. The fourth bedroom currently serves as an ideal study and brings elegant balance to the first floor, housing the large open plan lifestyle room.







“Despite having only been here a few years, our sellers have instilled a sense of homeliness to what could otherwise be a vast and intimidating space.”





Total Approximate Area
3,304 Sq. ft. (306.9 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. Copyright V360 Ltd 2022 | www.houseviz.com



Amongst the most noteworthy features of this home is the excellent annexe, known affectionately as Old School House.

Currently serving as a highly successful city centre holiday let, the one bedroom annexe boasts interiors every bit as immaculate as the main house. Discover the charming open plan reception with ample space for the kitchen, dining table and seating area, whilst the bedroom and shower room are conveniently also found on the ground floor. An additional loft conversion above makes for a fun occasional bedroom or playroom, accessed via space saving steps.

Whilst being attached to the main house, and easily integrated if desired, the annexe currently maintains an excellent identity as its own dwelling with separate access to the street also.





Further unexpected surprises can be found at The Silk House with its spacious and enclosed rear garden.

A paved sun terrace provides room for multiple dining/seating areas whilst the lawn provides a sheltered sun trap bordered by attractive period walls. Perfect for enjoying breakfast or a coffee in the garden before strolling into work in the city, or for drinks on long evenings after walking back from the theatre or dinner at one of Norwich's thriving restaurants.

The Silk House stands as a testament to the rich history and architectural beauty of the Norwich Lanes. With its 17th-century character features and abundant natural light, this home encapsulates the essence of a truly exceptional residence.



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.

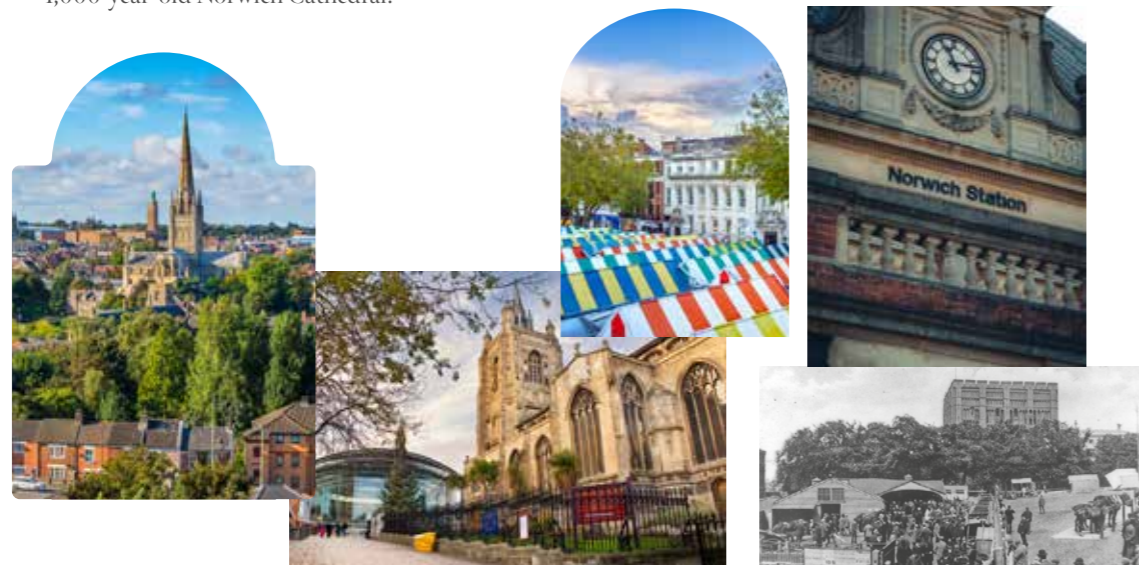
Named as one of the best places to live in 2021, Norwich lies approximately 20 miles from the coast at the confluence of the River Yare and the River Wensum, the latter still bending its way through the heart of the city. In the 11th Century, Norwich was the second largest city in the country, and today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



“The property provides a gateway to an enviable way of life. Strolling to work in the morning, with a wealth of food and culture on the doorstep.”

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SERVICES CONNECTED

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

COUNCIL TAX

The Silk House, 2 Cow Hill: Band F
Old School House, 2A Cow Hill: Band A

ENERGY EFFICIENCY RATING

The Silk House, 2 Cow Hill: C. Ref:- 8721-7529-6929-2759-1902
Old School House, 2A Cow Hill: D. Ref:- 8148-7732-6299-7100-1992
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

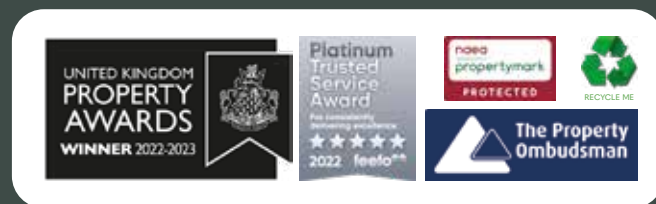
Freehold.

LOCATION

What3words: ///flown.cargo.modern

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