



THE STORY OF

# The Old School House

*Norwich, Norfolk*

SOWERBYS



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# The Old School House

2a Cow Hill, Norwich,  
Norfolk, NR2 1EZ

Landmark Norwich Residence Steeped in History

Grade II Listed Mews House Impeccably  
Present Throughout

Open Plan Living Options with a Wealth of Period Features

Ground Floor Bedroom

Low Maintenance City Base and Chain Free

Nestled discreetly amongst the timeless and thriving setting of the Norwich Lanes, The Old School House boasts a rich history every bit as eclectic as the character of the property itself. A luxurious and low maintenance retreat awaits, ideally positioned to make the very best of our vibrant city and more specifically the famously popular Upper St. Giles Street.

Woven into the rich tapestry of Norwich history, The Old School House forms part of a Huguenot textile merchant's house, built in the 17th century. Over the years it has been a school, a chapel and meeting rooms for the Christadelphians, a Christian movement in the 19th century. A stroll along the thriving Norwich Lanes or perhaps along the wisteria lined grounds of St Giles church will lead you to the front door of The Old School House, which delightfully welcomes you.

Currently serving as a highly successful city centre holiday let, the home boasts interiors every bit as immaculate and decadent as the fine large properties that Norwich has to offer without compromising on the quirky and individual character of The Old School House.

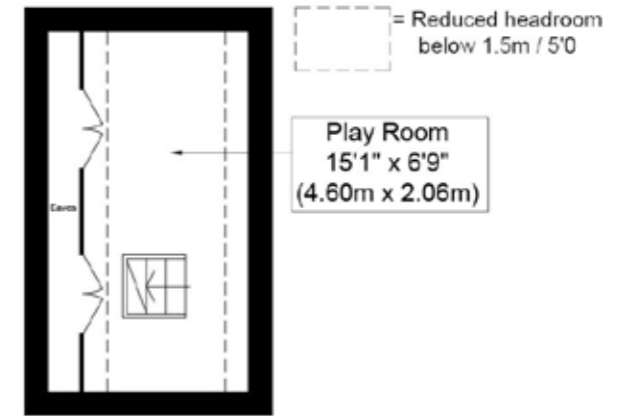
A stylish open plan reception boasts ample space for the quality kitchen alongside the dining and seating area – a brilliantly sociable area to build memories in the city with friends and family. A separate utility houses white-goods and offers the much needed added practicality.

The ground floor bedroom and wet room provide excellent versatility and make for a desirable holiday let, a long term city rental or perfect for first time buyers. An additional loft conversion, accessed via space saving steps, delivers playful versatility with ample space to serve as a study or additional bedroom accommodation.

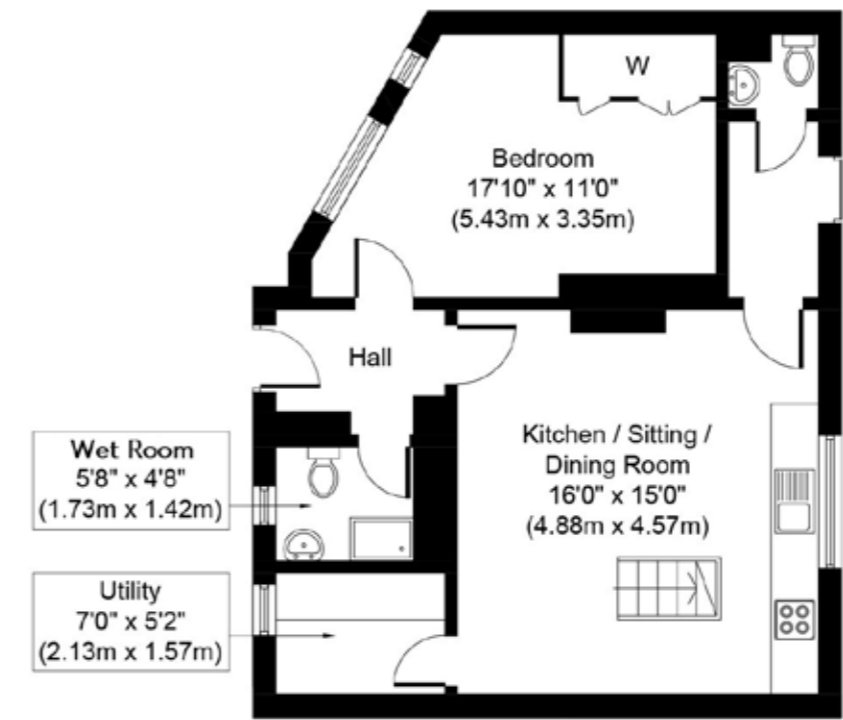
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The Lanes embody the essence of Norwich. Within this historic area, you'll encounter shops with centuries-old legacies, antique treasures housed in buildings almost as ancient as the nearby churches, and a cinema nestled in a 14th-century medieval merchant house. Uncover delightful surprises like churches transformed into music venues, playhouses tucked away in ancient courtyards, and listed buildings re-purposed into pubs offering a selection of your newfound favourite IPAs. Amidst artisanal coffee shops, avant-garde clothing stores, and innovative restaurants, the lanes provide a platform for talent to flourish and support independent businesses on their journey to becoming the next big thing.

This constant evolution keeps the atmosphere fresh and exhilarating, making the Norwich lanes a must-visit, whether you're exploring the city for the first time or have been a resident for a lifetime.



**First Floor**  
**Approximate Floor Area**  
**(Excluding Eaves)**  
**104 Sq. ft.**  
**(9.7 Sq. m.)**



**Ground Floor**  
**Approximate Floor Area**  
**581 Sq. ft.**  
**(54.0 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 are 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



“The property sits perfectly in the centre of Norwich, the picturesque lanes are ideal to go wandering down.”

THE VENDOR



## SERVICES CONNECTED

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

## COUNCIL TAX

Band A.

## ENERGY EFFICIENCY RATING

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: ///slurs.recall.sits

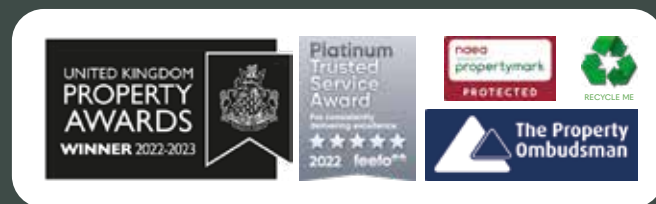
## AGENT'S NOTE

Option to purchase all furniture.

The owners have an informal arrangement for a private off road car parking space a short walk away. This can be transferred to the new buyers.

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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