



THE STORY OF

# Blake House

*Norwich, Norfolk*

**SOWERBYS**

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# Blake House

107 Long John Hill, Norwich,  
Norfolk, NR1 2LX

Superb Renovation and Conversion

High Level of Finish Throughout

Easy Reach to Norwich City Centre

Incredible Kitchen/Breakfast Room

Sitting Room, Utility Room and Cloakroom

Ground Floor Bedroom and Shower Room

Four First Floor Bedrooms

Two En-Suites and Family Bathroom

Partially Walled Garden with Parking

Rear of the Property faces the River Yare

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“The attention to detail is evident throughout the property...”

Once a thriving public house, Blake House has been thoughtfully renovated and converted to a high standard, creating a wonderful family residence. The attention to detail is evident throughout the property, enhancing its overall charm.

Blake House offers ample space for comfortable living. From the spacious entrance hall featuring bespoke storage and a separate cloakroom, to the impressive kitchen/breakfast room boasting a striking island unit in

varsity, this home is designed for both practicality and style. With delightful views over the rear terrace and a branch of the River Yare, the kitchen/breakfast room provides an inviting space for cooking and entertaining. Three sets of french doors ensure seamless indoor-outdoor flow, perfect for summer gatherings. Adjacent to the kitchen, the sitting room provides a cosy retreat. Additionally, there is a ground floor bedroom or further reception room, along with a modern, well-appointed shower room and utility room.



The thoughtfully arranged first floor comprises a principal bedroom with serene garden and river views, complemented by a walk-in wardrobe and a separate, contemporary en-suite bathroom. The guest bedroom offers similar amenities, including a walk-in wardrobe and en-suite shower room. Two additional bedrooms and a modern family bath and shower room complete the upper level.



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.

Outside, the property is accessed via an impressive brick boundary wall, providing privacy, with electric gates leading to the parking area. Steps lead down to the front door, while the rear boasts a spacious terrace, lawn, and a magnificent Willow Tree, all bordered by post and rail fencing. The property's boundary extends to the centre of the River Yare, creating an idyllic setting teeming with wildlife and offering a tranquil space for relaxation.





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



“... boasts a spacious terrace, lawn, and a magnificent Willow tree...”

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## SERVICES CONNECTED

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

## COUNCIL TAX

Band to be confirmed.

## ENERGY EFFICIENCY RATING

To be confirmed.

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: ///mock.grows.cloak

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