



THE STORY OF

19 Whitlingham Hall

Trowse, Norfolk

SOWERBYS

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19 Whitlingham Hall

Trowse, Norfolk
NR14 8QH

Striking Coach House Conversion
within a Gated Community

Highly Desirable Location

Distinguished Country House Setting

Two/Three Bedrooms

Immaculately Presented Throughout

Low Maintenance Home

Great Access to City and Public Transport Links

7 Acres of Enchanting Communal Grounds (STMS)

Allocated Parking Space and Gated
Underground Garage Parking Space

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“...all the convenience of a low maintenance home with all the grandeur of such a prestigious setting...”

Hidden amongst rolling countryside and great Broads, the exclusive and desirable complex of Whitlingham Hall provides the gateway to an extraordinary way of life within easy reach of the city of Norwich.

Among the most attractive of these homes, this remarkable converted coach house boasts far more than meets the eye, with immaculately presented and highly versatile accommodation offering all the convenience of a low maintenance home whilst benefitting from the all the grandeur of such a prestigious setting.

Upon entering this charming home, one is immediately drawn to the striking formal sitting room to the rear, packed with period features and awash with natural light via the dramatic double height glazed arch giving access to the rear garden. A double height vaulted ceiling to the room reveals the mezzanine floor also – truly striking architecture for such an easy and low maintenance home.

The kitchen/breakfast room houses an array of fine cabinetry and integrated appliances, whilst ample room for a breakfast/full size dining table makes for a wonderfully versatile and sociable space.

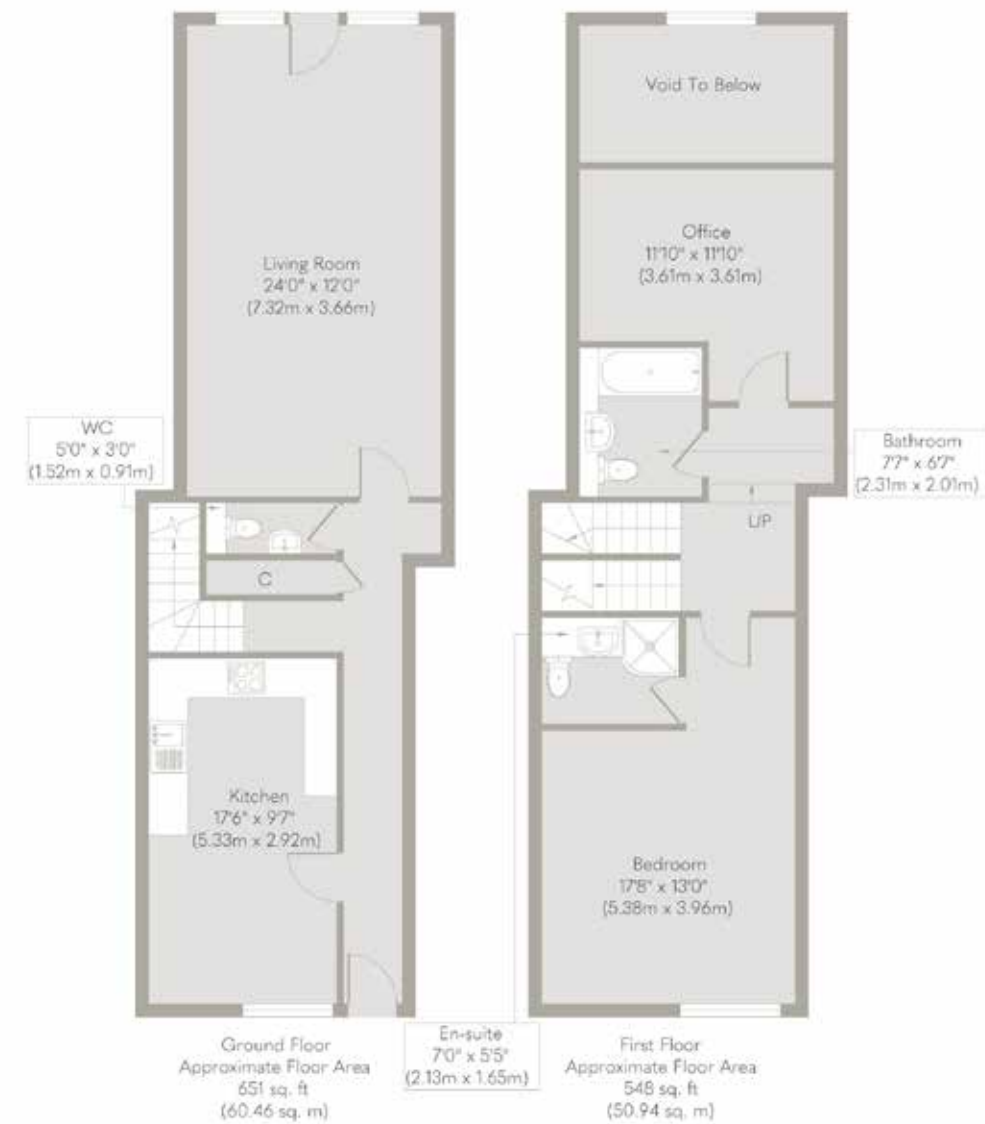


The first floor is home to the impressive principal suite with high ceilings, yet more character features and a luxuriously appointed shower room en-suite. Elsewhere on the first floor, a brilliantly versatile study/reception or third bedroom sits atop the mezzanine alongside the family bathroom.

Yet another bedroom/additional reception is found to the top floor, flooded with natural light and boasting integrated storage.



Second Floor
Approximate Floor Area
169 sq. ft
(15.71 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.



Whitlingham Hall stands in 7 acres (STMS) of landscaped gardens and grounds, which are for the use of all residents and which include a large lake with a fountain. In addition, residents have the use of the beautiful orangery.

There is allocated parking to the front of the property, gated underground garage parking, as well as visitor parking spaces.



ALL THE REASONS

Trowse

IS THE PLACE TO CALL HOME



Just south of Norwich, the pretty village of Trowse is steeped in history. One of a small family of model villages, it was created by the Colman family during the 1800s, for workers at the world famous Colman's mustard factory.

Today, it's a small village with a thriving community which benefits from a sports hall, astroturf football pitch, dry ski slope, woodland walks, riverside picnic areas, and a common right in the centre. There are two pubs, the White Horse Inn and the Crown Point Tavern, and a vegetarian café, as well as a primary school which is rated 'outstanding' by Ofsted. Adjacent Whitlingham Country Park has two broads, one a conservation lake, the other for water based leisure activities, and is a lovely setting for walking, cycling or relaxing, whilst having easy access into the city.

The perfectly preserved medieval streets of Norwich are home to a thriving community of small businesses, a vibrant food scene and an established arts culture. 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. 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.

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 orangerie at Whitlingham Hall

“The beautiful orangerie, as well as 7 acres of landscaped grounds are available for residents to use”

SOWERBYS



SERVICES CONNECTED

Mains electricity, water, gas and drainage.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

C. Ref:- 0320-2654-6340-2504-6661

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

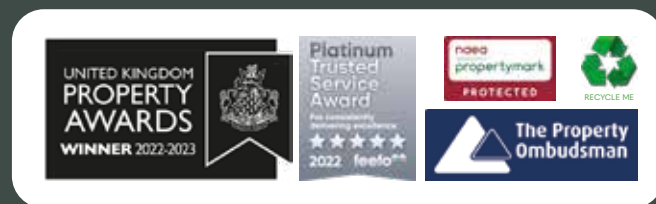
Leasehold. Details to be confirmed.

LOCATION

What3words: ///nest.neat.audit

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.

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