

An aerial photograph of a three-story red brick building with a grey slate roof. The building has several windows and a central chimney. In the foreground, there is a courtyard with a glass-enclosed sunroom and outdoor seating. A large, stylized white letter 'S' with green floral patterns is overlaid on the top of the image.

S

THE STORY OF

The Shrubbery

Norwich, Norfolk

SOWERBYS

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THE STORY OF

The Shrubbery

15b Willow Lane, Norwich
Norfolk, NR2 1EU

Historic and Characterful City Residence

Five Large Bedrooms

Discreet Location Amongst the Norwich Lanes

Wealth of Period Features

Superb Potential to Renovate and Reimagine

Walled Garden

Home to the Ancient Willow Tree after
which Willow Lane was Named

Impressive Detached Outbuilding Currently a Gallery

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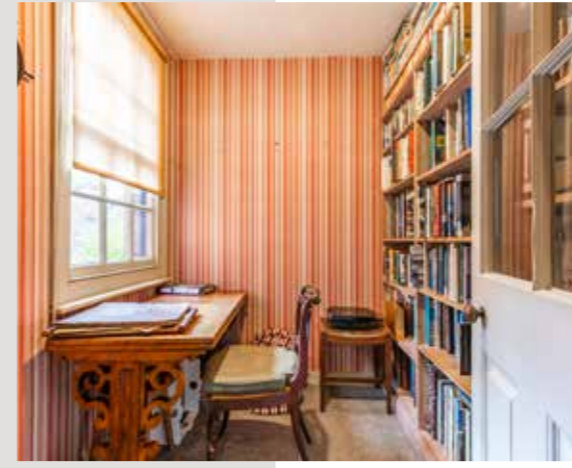
“One of the best residential areas in the heart of the city.”

The Norwich Lanes are one of the best residential areas in the heart of the city, with a history as colourful as the independent traders that make it such a bustling and popular area. The area has a collection of superb homes that are intertwined with the fascinating history of the city.

Willow Lane is located in this wonderful part of Norwich, and the ancient willow tree after which the lane was named stands proudly in the walls of The Shrubbery – an extraordinary period residence boasting original features and the potential to become one of the most noteworthy homes in the Norwich Lanes.

The house offers over 2500 sq. ft. of accommodation with high ceilings, spacious rooms, and a range of original features. In addition, there is a detached outbuilding that currently serves as a gallery/studio, adding even more versatility to the property.

The traditional tiled hallway leads to an elegant sitting room with a decorative fireplace and plaster coving, as well as a kitchen with parquet flooring and character features.



On the first floor, there are two large bedrooms, including the spacious principal bedroom with natural light, built-in storage, and a large en-suite bathroom. The second bedroom also has integrated storage, and there is a central study on this floor.



Continuing to the second floor, there are three bedrooms, all with high ceilings, and a family bathroom.



The walled garden of The Shrubby features well-stocked flower beds and the ancient willow tree for which Willow Lane is named. There is also a paved terrace under a Victorian veranda, providing a tranquil spot in the heart of the city.

An impressive outbuilding serves as a gallery space, adding to the versatility of this unique home in a prime location.





Ground Floor
Approximate Floor Area
806 sq. ft
(74.90 sq. m)



First Floor
Approximate Floor Area
745 sq. ft
(69.22 sq. m)



Second Floor
Approximate Floor Area
665 sq. ft
(61.80 sq. m)



Outbuilding
Approximate Floor Area
435 sq. ft
(40.41 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.



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.



Once home to revered Historian and Author of Blomefield's History of Norfolk, Francis Blomefield. His printing press was housed in the Georgian outbuilding.



SERVICES CONNECTED

Mains water, electricity, gas and drainage.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

An Energy Performance Certificate is not required for this property due to it being Grade II listed.

TENURE

Freehold.

LOCATION

What3words: ///rapid.paused.trials

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