



1 The Little Portion, Mission House
Cross Lane | Norwich | Norfolk | NR3 1BU

TALES OF THE CITY



“A beautiful period home in a pretty part of the city with an abundance of character buildings around, if you want to be central and you’d love to own a piece of Norwich history, this is the one for you!

Surprisingly spacious, it packs a lot in and has oodles of charm throughout.

Tuck yourself away in the courtyard, watch the world go by from your front windows or stroll to your favourite places to eat, drink and shop – it’s all right on the doorstep.”



KEY FEATURES

- A Beautiful Grade II Listed Period Home in the Centre of the City of Norwich
- Three Bedrooms and Two Bath/Shower Rooms
- The Principal Bedroom benefits from an En-Suite Shower Room
- Kitchen and Ground Floor WC
- Dining Room and Sitting Room which is Open Plan to a Further Breakfast Room/Study Area
- Character Features include Exposed Beams, Brick and a Fireplace
- Courtyard Garden
- The Accommodation extends to 967sq.ft
- Energy Rating: D

Just around the corner from St. George's Street, Colegate and Elm Hill, this period home looks small but has a lot to offer. You have the delights of the city centre on your doorstep and everything can be found within walking distance but when you're back home, you can close the door on the outside world and relax in a house that's larger than it first appears.

An Historic Home

This Grade II listed property is thought to have started life as a pub. A plaque on the wall outside confirms that John Crome, perhaps the best known of the Norwich School of Painters, used to drink here. It was his local and it's said he lived around the corner. Later on, the building was used as a mission house, run by a pair of nuns. The owner has met someone who was taken in by the nuns as a young woman and had her life turned around, as well as a former policeman who said the nuns would offer the police a hot drink indoors on cold winter night patrols. In more recent times it's made a fine private home, cosy and comfortable with lots of charm. The owner very much enjoyed his time here, embracing city living and making the most of having the space to work from home. He has the paperwork relating to the planning permission and extension but always thought it would be interesting to dive a little deeper into the history of the house and find out more. Perhaps, something the new owner would enjoy looking into!





KEY FEATURES

Plenty Of Personality

The two front rooms are feature-packed reception rooms, with an additional space behind the sitting room that has doors to the garden – perfect for a morning cuppa in the summer months. It's surprisingly quiet outside too because you're tucked away in the middle of buildings, which dampens the traffic noise so you can relax in peace. There's a pretty kitchen and a cloakroom on the ground floor too. Stairs rise up from the dining room to a small first-floor landing with doors to three bedrooms and a family bathroom. The principal bedroom also has an en-suite shower room – this is a property that makes the most of every inch and is unusually practical for a home with so much character and history in every corner.

Perfectly Positioned

The location is superb. If you walk into the heart of the city you pass some of the most attractive and historic areas. The Norwich Lanes are a stone's throw from the property, as is Tombland. Shop 'til you drop, sample a myriad of different cuisines in the many cafes, restaurants and market stalls, watch a film, theatre show, comedy night, gig, go swimming, hop on the train to London... It's all right here. Forgot to get bread for your toast or milk for your morning coffee? There are handy convenience stores open all hours just a stroll from your front door. If you're office based, it's a short commute for you and you don't need a car. Buses are plentiful too.

















INFORMATION



On The Doorstep

1 The Little Portion, Mission House is conveniently and centrally located for a number of attractions and amenities which include The Forum, Norwich Market which is the largest outdoor covered market in the country, shops, boutiques, two shopping malls, theatres, cinemas, restaurants, coffee bars and walks by the river. Peace can be found nearby in parks or the historic Cathedral Close. The property is a few minutes walk from the centre of Norwich with regular bus services into the suburbs and beyond.

How Far Is It To?

Norwich has a main line station to London Liverpool Street with an approximate journey time of 1 hour 50 mins, also providing commuter trains to Cambridge. There is an international airport to the north side of the city and access to most major trunk roads. From the A11 Newmarket Road, Cambridge lies approximately 60 miles to the south-west and Newmarket 47 miles.

Directions

Leave the city via Tombland heading along Wensum Street and bearing left into Colegate. Continue for a short distance turning right into St Georges Street and right again into Cross Lane. The property can be found after a short distance on the left hand side.

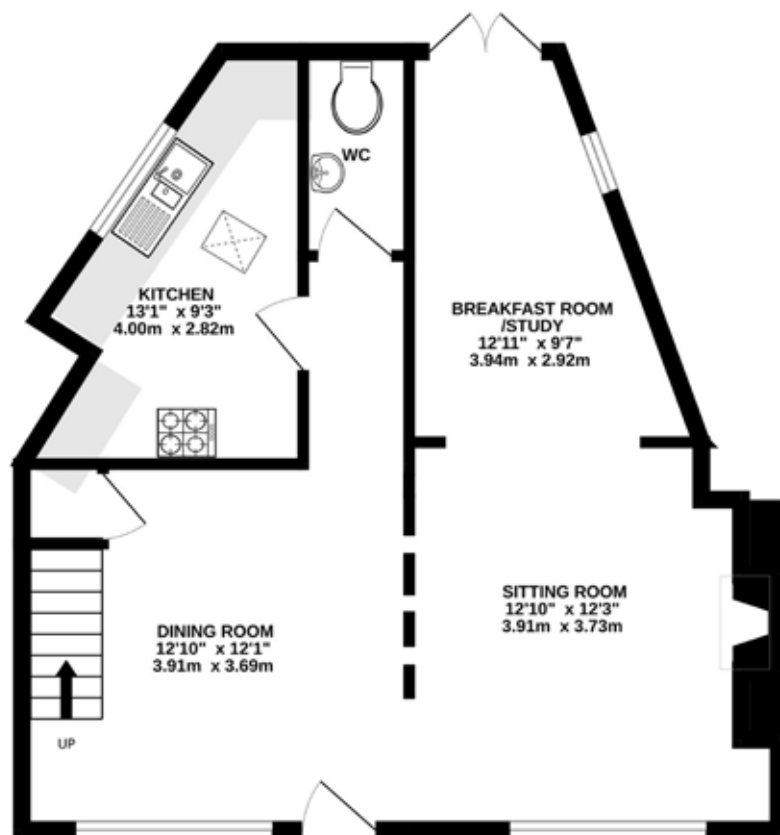
Services, District Council and Tenure

Gas Central Heating, Mains Water, Mains Drainage
Fibre Broadband Available
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Please see www.checker.ofcom.org.uk - for Broadband/Mobile availability
Norwich City Council - Council Tax Band D
Freehold

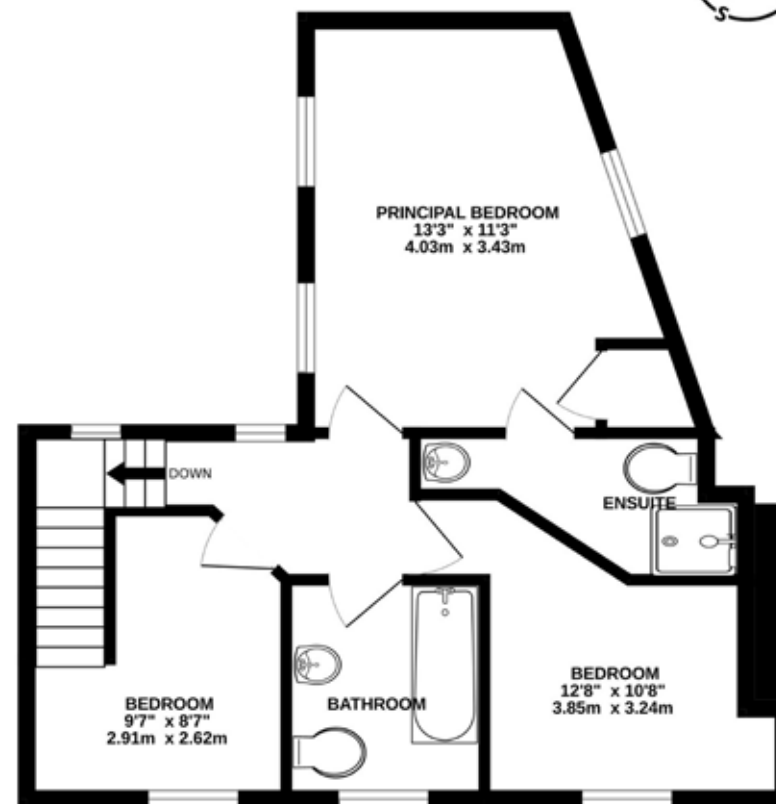
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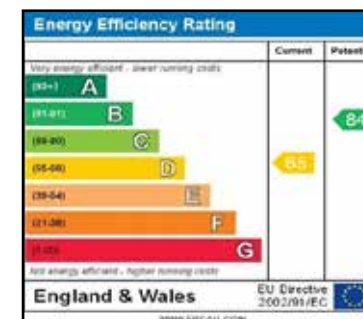
GROUND FLOOR
529 sq.ft. (49.1 sq.m.) approx.



1ST FLOOR
438 sq.ft. (40.7 sq.m.) approx.

TOTAL FLOOR AREA : 967 sq.ft. (89.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk
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