



THE STORY OF

Whitlingham Hall

Trowse, Norwich

SOWERBYS



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NR14

A Magnificent South-Facing Period Property

Spacious Two-Bedroom Single Story Apartment
Offering 1,850 Sq. Ft. of Living Space

Breathtaking Views Overlooking the
Gardens, Countryside and Woodlands

Stunning Private Terrace Accessed from
the Kitchen and Living Room

Beautiful Orangery and Landscaped
Gardens of Approx Seven Acres (STMS)

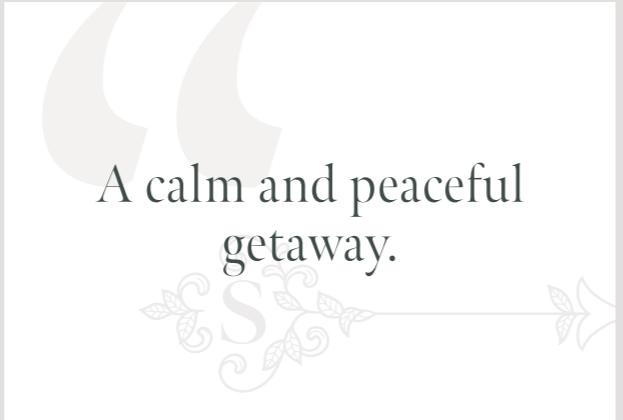
Five Minute Walk to Whitlingham
Broad and Country Park

Superb Access to the City, with Norwich Station
1.3 Miles as the Crow Flies, or Three Miles by Car

Reserved Private Parking, Underground
Garage and Visitor Parking

Allocated Private Parking





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A new home is just the beginning

Hidden amongst rolling countryside and great Broads, the exclusive and desirable Grade II* listed Elizabethan style Whitlingham Hall provides the gateway to an extraordinary way of life, within easy reach of the city of Norwich.

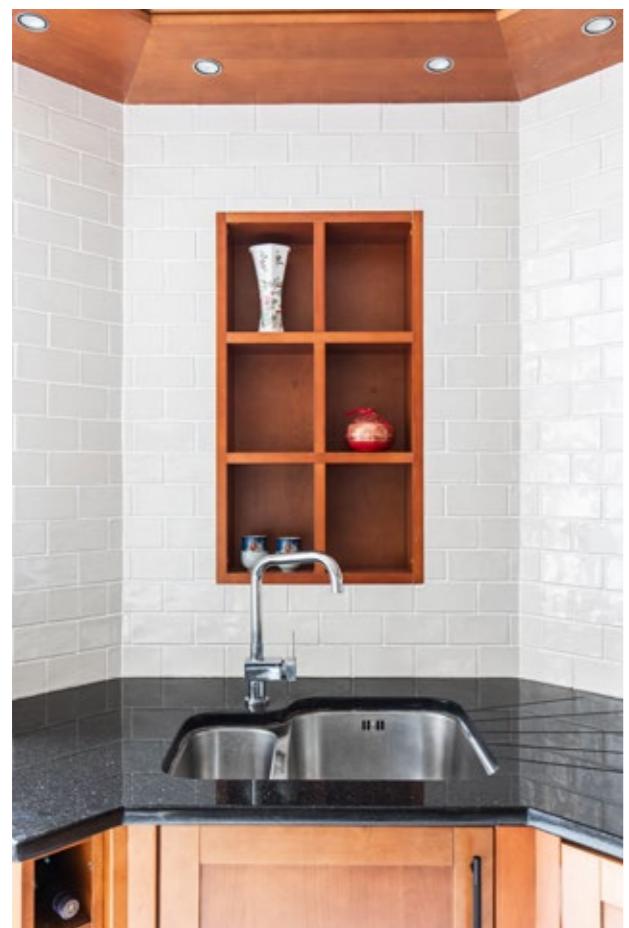
Built in 1865, Whitlingham hall was initially home to Norwich banker Sir Robert Harvey. It was later passed on to the Colman family, known for founding Colman's mustard, before being converted into apartments in 2002. The Hall was converted to an extremely high standard, retaining many of the period features.

Among the most desirable of these apartments, this remarkable home sits within the heart of the original Hall and offers far more than meets the eye; immaculately presented and highly versatile accommodation offering all the convenience of a low-maintenance home, whilst benefitting from every ounce of grandeur that one could hope for from one of the most noteworthy country houses in the area.

Via the formal front entrance, a memorable welcome home is guaranteed every day with all of the drama of the hall on full display. A grand staircase and lift give access to the first floor where arguably the most desirable apartment in the Hall is located.

The spacious accommodation has been finished to the most exacting of standards with many original features retained and breathtaking volume creating a unique blend of the feeling of living in an extraordinary country home whilst remaining a brilliantly low maintenance and manageable property. The striking principal reception is no exception, with volume and drama showcased across the whole space.

Each room in the property features vast south-facing windows, pulling in huge amounts of natural light throughout the entire day.





Three sets of French doors lead to the sprawling sole-use private terrace – an exceptional space in its own right. Fitted with the award-winning synthetic grass, “Easigrass”, and overlooking the beautiful formal gardens, the terrace makes for an enviable spot to host friends, or to simply settle in with a good book and soak up the remarkable views and surroundings that grace this home.

The kitchen showcases an array of quality cabinetry topped with granite worktops alongside ample room for an informal breakfast table next to the double doors leading to the terrace.

The two bedrooms include the opulent principal suite complete with yet more volume, reams of natural light via the spectacular full-height bay window, a wealth of integrated storage, and of course a luxurious shower room en-suite.

The large second bedroom is well served by the central family bathroom.

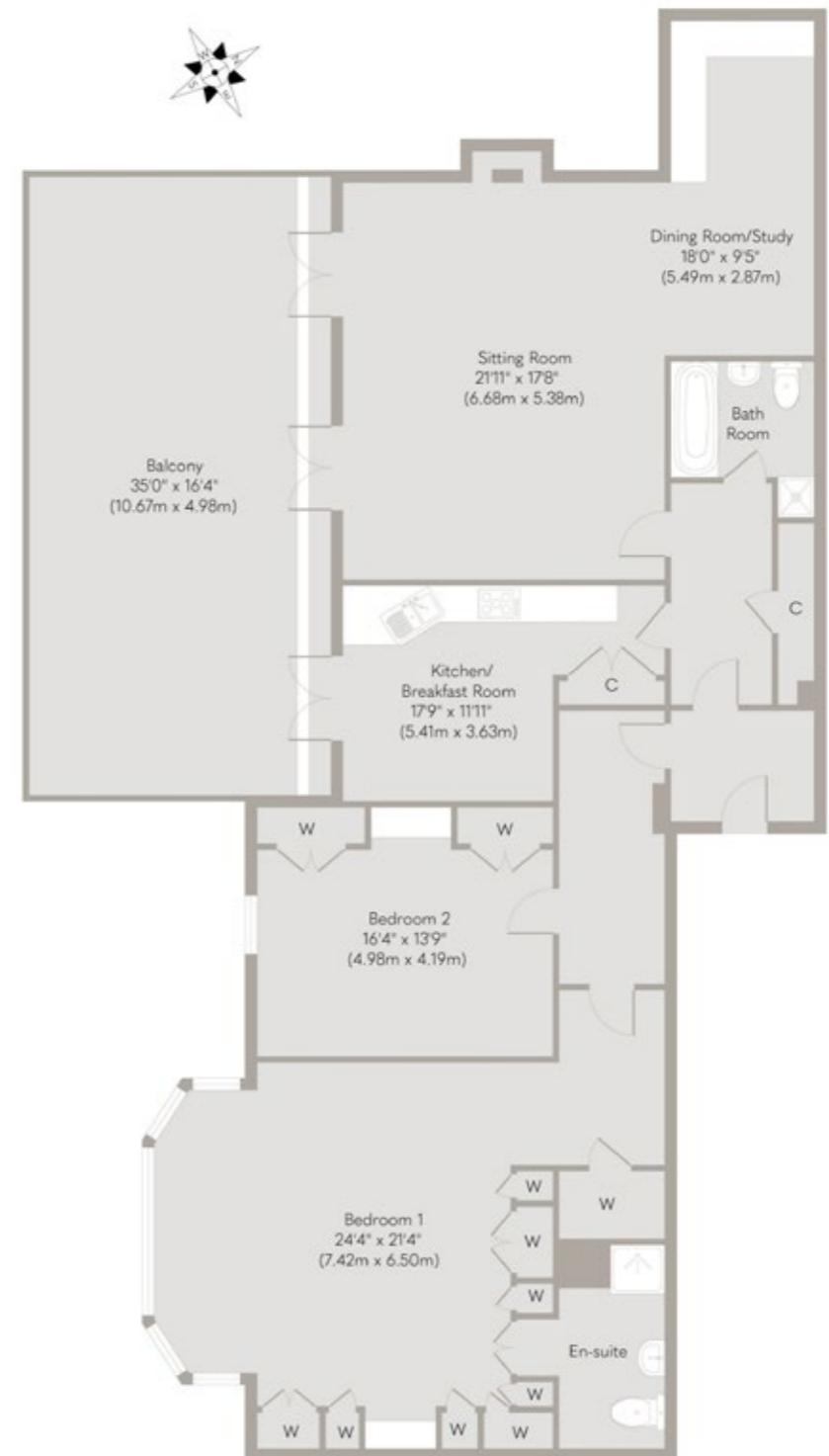
Whitlingham Hall stands in seven acres (STMS) of landscaped gardens and grounds, which are for the use of all residents and which include a large lake with a fountain. In addition, residents have the use of the beautiful orangery.

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



Soak up the remarkable views and surroundings that grace this home.





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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Trowse

A CHARMING, HISTORIC VILLAGE
WITH A THRIVING COMMUNITY

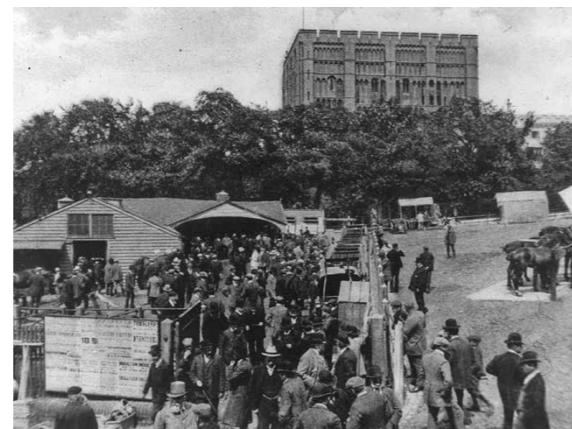
Just south of Norwich, the pretty village of Trowse is steeped in history. One of a small family of model villages, it was created by the Colman family during the 1800s, for workers at the world famous Colman's mustard factory.

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. 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



SERVICES CONNECTED

Mains water, electricity, gas and drainage.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

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

TENURE

Freehold and leasehold (980 years remaining). There is an annual service charge to pay, for more information contact Sowerbys.

LOCATION

What3words: //gallons.down.give

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.

"Whitlingham Hall provides the gateway to an extraordinary way of life."

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To mark our 30th anniversary year, we're making a donation
to these Norfolk charities every time we sell a home



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