



Whitlingham Hall










Trowse, Norwich, Norfolk

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A luxury two bedroom penthouse apartment within the notable Whitlingham Hall with far reaching views over the formal gardens and surrounding countryside

A superb two bedroom second floor apartment situated in the prestigious Whitlingham Hall.

 2 RECEPTION ROOMS	 2 DOUBLE BEDROOMS	 2 BATHROOMS
 2 RESERVED PARKING SPACES	 PRIVATE COMMUNAL GARDENS	 1612 SQ FT
 RURAL	 LEASEHOLD WITH A SHARE OF THE FREEHOLD	 EPC C



The property

The property is light and airy and offers well-proportioned family-sized accommodation with south facing views. Of particular note is the open plan sitting room with light to two aspects and a generous balcony offering stunning views over the formal gardens and surrounding countryside.

Outside

Whitlingham Hall is a Grade II Listed building which was built in 1865 of red brick construction under a tiled roof, set within around 7 acres of landscaped communal grounds and was previously occupied by the Colman family of Norwich. Within the grounds are communal areas which include scenic walks, a picturesque pond and substantial orangery. 7 Whitlingham Hall two reserved parking spaces, one of which is in a secure facility and offers further storage space.

Location

7 Whitlingham Hall is located about 3 miles to the south of Norwich city centre and has easy access to the A47 Norwich southern bypass which provides good connections to the county and beyond.

Whitlingham is a small village with a thriving community which benefits from facilities including a sports hall, astro turf football pitch, dry ski slope, woodland walks, riverside picnic areas and a common right in the centre. There are two pubs, a vegetarian café and 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.

The Cathedral city of Norwich provides a wide range of amenities and leisure facilities, as well as a wide-ranging choice of shops and supermarkets. Norwich has an excellent cultural and historical reputation and also has an international airport. The city offers notable schools including Norwich School,







Norwich High School for Girls and Town Close Preparatory School. There is a mainline railway station to London Liverpool Street, taking approximately an hour and three quarters, whilst the A11 offers connections to the M11 and further afield.

Historical Note

Whitlingham Hall was built in 1865 to the design of H E Coe in the Elizabethan style for the Norwich banker Sir Robert Harvey. It then passed into the hands of the Colman family, the mustard manufacturers. It was extended in 1882 and remained the family home until the 1950's. In 2003, the PJ Livesey Group, converted Whitlingham Hall into several apartments and houses. The Grade II listed Hall stands in landscaped gardens and grounds of about 7 acres.

Directions

From Norwich, head south/east out on the A146 Lowestoft Road. Proceed under the southern bypass and at the last set of traffic lights, turn left signposted to Kirby Bedon and Bramerton. Take the first drive on the left and follow this for approximately ½ mile and

the entrance to Whitlingham Hall can be found on the right-hand side. Enter via the security gates and parking can be found in front of the main hall.

/// **what3words:** music.hype.vines

Agents Note

There are covenants in place to protect the external appearance of the building and use of the premises and communal areas.

General

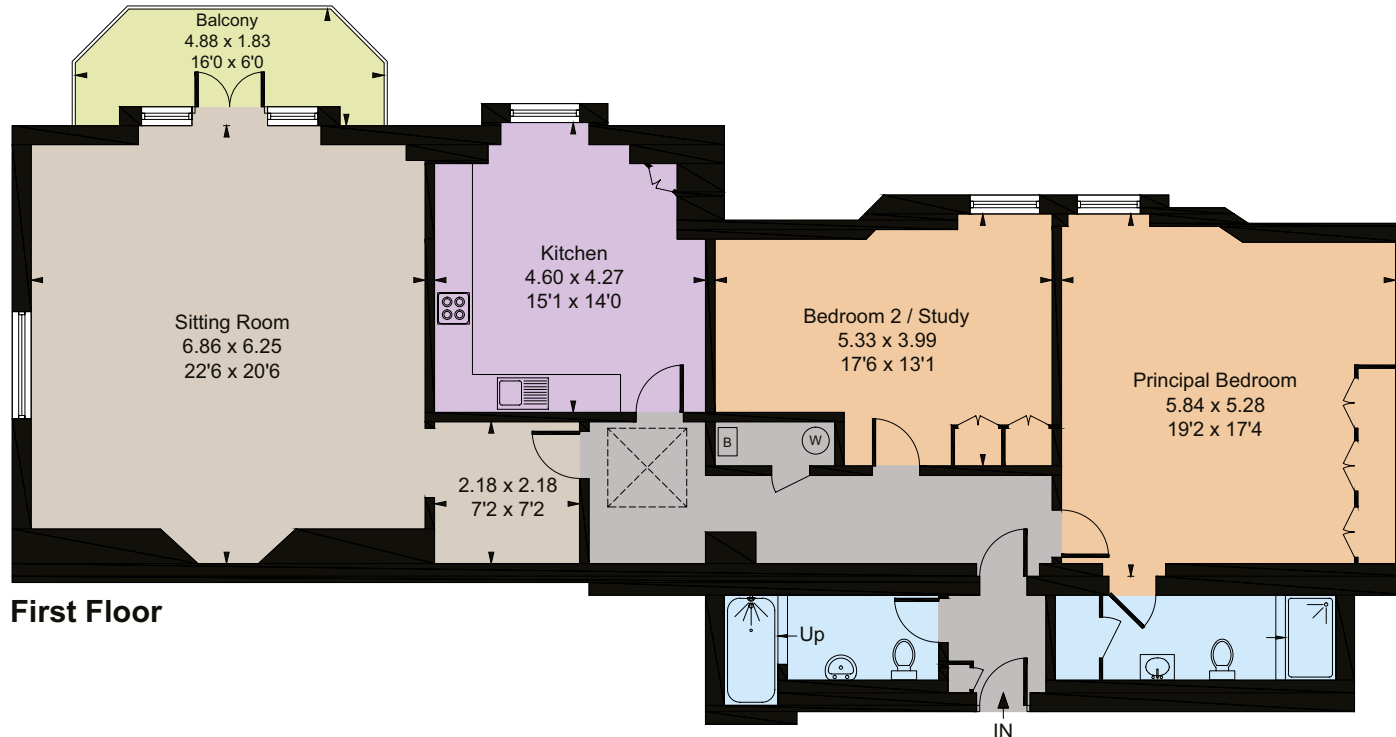
Services: Mains water, electricity and drainage. Gas central heating.

Full-Fibre optics available and a communal lift to access all floors

Local Authority: South Norfolk Council

Council Tax Band: D





First Floor

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 purchase.

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Floorplans

Approximate Gross Internal Area

Total: 149.8 sq ft (1612 sq m)

For identification purposes only.

Tenure: The property is being sold leasehold with a share of the freehold. A 999 year lease was granted on the 1st January 2002 leaving approximately 977 remaining. We understand around 45 of the 56 properties equally own a share of the freehold and this share will be transferred to the new owner.

A management company is in place, and we believe the current annual service charge to be in the region of £6,500pa.

Parking: Allocated parking space and one allocated underground parking space.

Fixtures and Fittings: Unless specifically mentioned in these particulars, all fixtures and fittings are excluded from the sale of the freehold interest. Some items such as carpets, curtains, light fittings etc, may be available by separate negotiation if required.

Rights of Way, wayleaves and easements:

The property will be sold subject to all rights and private rights of way. Water, light, drainage and other easements, quasi-easements and wayleaves, all or any other like rights whether mentioned in these particulars or not.

Viewing: Strictly by appointment through Strutt & Parker.

Norwich

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