

IVORY HOUSE

BUILT 1771

YOUR PART OF
250 YEARS OF HISTORY

Living History

Ivory House comprises of a superb collection of seven beautifully renovated, spacious apartments within an elegant late Georgian residence. Originally built in 1771 by the renowned architect Thomas Ivory, whose work helped shape many of the city's most celebrated buildings.

Ivory House is widely celebrated as an excellent example of 18th-century classical architecture. It is noted for its perfectly proportioned sash windows, rubbed brick arches, and ornate door pediment surrounds. Along with its unique heritage, its survival as an older, historic residential property is highly valued in an area of Norwich. Combining timeless architecture with a highly convenient city location, Ivory House offers a rare opportunity to enjoy modern living within one of Norwich's most distinguished historic buildings.

The property occupies a prominent position just inside Norwich's inner ring road. Ideally located, the apartments are within easy walking distance of the city centre and its extensive range of shops, restaurants, and amenities.

Historic Elegance, Modern Living

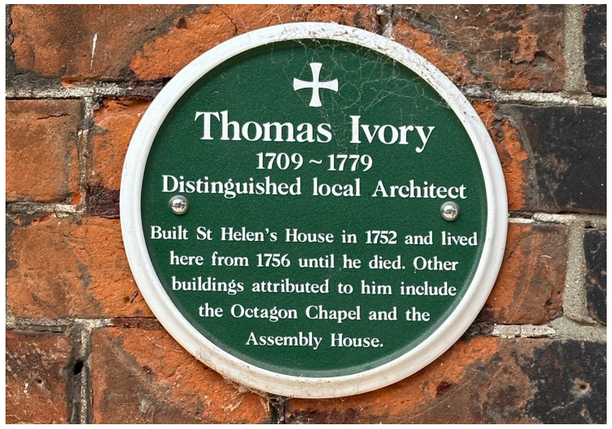
Beautifully restored apartments combining architectural character with contemporary comfort and style

Each of the seven bespoke apartments has been thoughtfully renovated to combine contemporary living with the character and charm of the original building. The generous proportions and impressive ceiling heights create a wonderful sense of light, space, and grandeur throughout. Each individually designed apartment has been restored sympathetically, in celebration of the architectural heritage of the building, and offers stylish living spaces with original features and a superior specification.

A mix of 2 and 3 bedroom apartments offer spacious, open-plan kitchen and living areas, sleek selected integrated appliances and flooring throughout.

A wealth of original period features has been carefully retained, including open fireplaces, timber panelling, large sash windows, exposed wooden floors, decorative ceiling roses, and ornate cornicing. These architectural details contribute to the property's Grade II listed status and preserve its rich historic character.

The impressive communal entrance sets the tone for the development, with its graceful turned staircase, broad reception hall and elegant period detailing providing a striking welcome. The hallways continue the period elegance, featuring a graceful turned staircase, broad reception hall, decorative cornices, period architraves, and original detailing that provides a fitting introduction to the exceptional homes offered.







Floor Plans



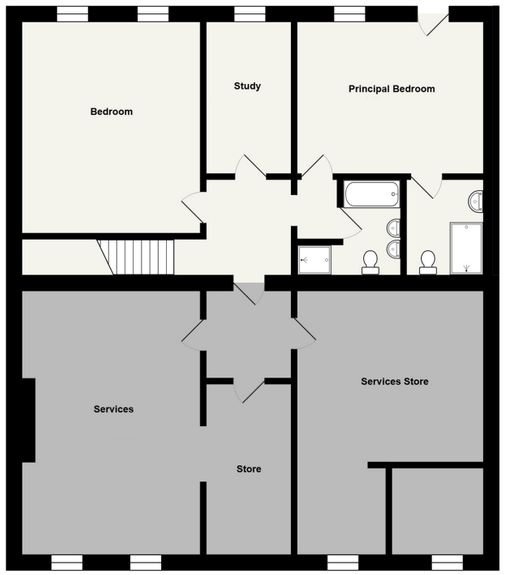
GROUND

FLAT 1

Kitchen/Sitting Room	5.26m x 4.90m	17'3" x 16'1"
Bedroom	6.74m x 4.92m	22'1" x 16'2"

FLAT 2

Kitchen/Sitting Room	6.74m x 4.98m	22'1" x 16'4"
Bedroom 1	4.92m x 4.53m	16'2" x 14'10"
Bedroom 2	3.98m x 3.71m	13'1" x 12'2"
Study	2.46m x 2.26m	8'1" x 7'5"



LOWER GROUND FLOOR

FLAT 1

Principal Bedroom	4.57m x 3.72m	15'0" x 12'2"
Bedroom 2	5.18m x 4.37m	17'0" x 14'4"
Study	4.51m x 2.08m	14'9" x 6'10"

Floor Plans



FIRST FLOOR

FLAT 3

Sitting Room	5.02m x 4.82m	16'5" x 15'10"
Kitchen	3.77m x 2.30m	12'5" x 7'6"
Principal Bedroom	4.81m x 4.41m	15'9" x 14'5"
Bedroom 2	4.81m x 3.11m	15'9" x 10'2"
Bathroom	4.42m x 2.05m	14'6" x 6'9"

FLAT 4

Sitting Room	5.33m x 4.97m	17'6" x 16'4"
Kitchen	2.87m x 1.81m	9'5" x 5'11"
Principal Bedroom	5.03m x 3.37m	16'6" x 11'1"
Bedroom 2	4.01m x 2.07m	13'2" x 6'9"
Bedroom 3	4.57m x 3.80m	15'0" x 12'6"
Bathroom	3.01m x 2.08m	9'11" x 11'1"



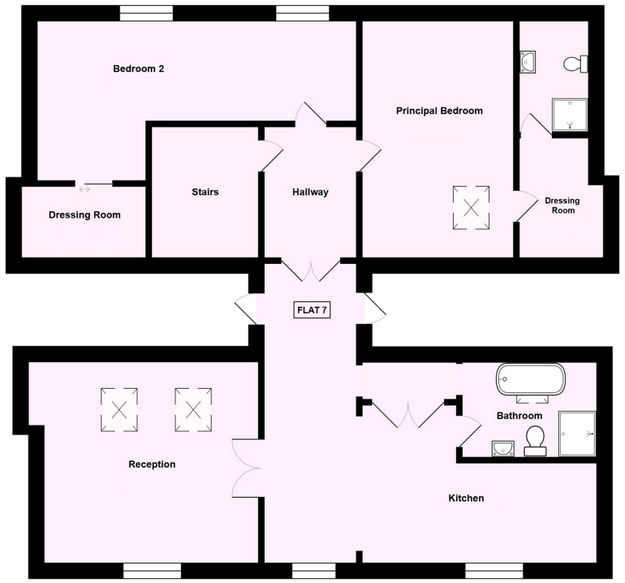
SECOND FLOOR

FLAT 5

Sitting Room	4.71m x 3.30m	15'5" x 10'10"
Kitchen	3.07m x 2.22m	10'1" x 7'3"
Principal Bedroom	4.68m x 4.10m	15'4" x 13'5"
Bedroom 2	4.64m x 3.62m	15'3" x 11'10"
Bathroom	4.42m x 2.05m	14'6" x 6'9"

FLAT 6

Sitting Room	5.34m x 5.09m	17'6" x 16'8"
Kitchen	2.88m x 1.88m	9'5" x 6'2"
Principal Bedroom	4.99m x 3.52m	16'5" x 11'7"
Bedroom 2	4.73m x 3.83m	15'6" x 12'7"
Bedroom 3	4.57m x 3.80m	15'0" x 12'6"
Bathroom	3.27m x 2.09m	10'9" x 6'10"



THIRD FLOOR

FLAT 7

Sitting Room	5.24m x 4.91m	17'2" x 16'1"
Kitchen	5.74m x 2.43m	18'10" x 8'0"
Principal Bedroom	5.78m x 3.69m	19'0" x 12'1"
Dressing Room	2.23m x 2.05m	7'4" x 6'9"
Bedroom 2	7.81m x 3.89m	25'8" x 12'9"
Dressing Room	3.03m x 1.73m	9'11" x 5'8"

The finer details

Sophisticated interiors with a touch of history and elegant finishes

- Kitchens - from Magnet with white granite sinks (1.5 bowl in Apartments 1, 2, 3 & 5) and single bowl in Apartments 4, 6 & 7); dual lever copper mixer tap; LED pelmet lighting

- A full range of applicances including AEG brushed steel electric ovens (single ovens in Apartments 2, 3, 4, 5, 6 & 7 and double oven in Apartment 1); AEG induction hob and extractor hood (Apartment 2 has a Cooke & Lewis downdraft induction hob); Candy integrated dishwasher and Candy integrated washer dryer (Apartments 2, 3, 4, 5, 6 & 7). Apartment 1 utility room with space for washer dryer and American style fridge freezer

- Elegant bathrooms - contemporary sink with vanity unit; modern antique brass basin mixer tap; brushed brass mirror; brass fluted wall lights; Linea white tiling to all walls; traditional Ledbury powder blue floor tiles; feature white modern towel radiator; brass corner shower; freestanding contemporary bath; freestanding brass bath tap with separate shower; twin headed brass water-fall shower

- Ensuites (Apartments 1, 3, 5 & 7 only) - contemporary sink with vanity unit; modern antique brass basin mixer tap; black round feature mirror paired wtih brass fluted wall lights; Linea white tiling to all walls; traditional Ledbury powder blue floor tiles; feature white modern towel radiator; twin headed brass waterfall shower

- Modern electricals - BG Evolve black chrome with black insert sockets and switches; TV points to living rooms; intercom system to main door; black feature downlight rails to kitchens; fluted antique brass wall lights; fluted antique brass feature ceiling pendant; USB double socket in each bedroom

- Internal and decoration finishes - 6 panel smooth heritage doors in white; antique brass ironmongery; traditional timber skirting and architrave; combination gas boiler

- Spacious hallways - panel heaters to entrance hallway, CCTV camera in entrance hallway











Key Information

Viewings
By appointment only. Interested parties should arrange viewings with the selling agent - details on the back of this brochure. Parties should take due care and attention for their own safety when inspecting the property.

Tenure and service charge
Each apartment is leasehold with a 125 year lease from 25th December 2007. Buyers will receive a share of the freehold upon completion of the final apartment in Ivory House. A service charge will be payable for the maintenance of the shared facilities and communal areas - amount to be confirmed.

AML
Prospective purchasers will be asked to produce identification of the intended Purchaser and other documentation in order to support any conditional offers submitted to the vendors. Bidwells LLP accepts no liability of any type arising from your delay or other lack of co-operation.

Parking
Optional parking is available nearby through a third-party provider at an additional cost, offering residents the opportunity to secure convenient off-site parking close to the development. Please contact Bidwells for details of availability, pricing and terms.

Energy Rating
Flat 3 & 6 - C
Flat 1, 2, 4, 5 & 7 - D

Local Authority
Norwich City Council.

Council Tax Bands
Flat 1 - D
Flat 2 - D
Flat 3 - C
Flat 4 - D
Flat 5 - C
Flat 6 - D
Flat 7 - D



Connectivity & Convenience

City centre living with excellent connections

Ivory House is located in central Norwich giving access to an array of conveniences with retail, leisure, dining, and historical qualities on the doorstep. Norwich has many green spaces for wellbeing and cultural places of interest including Norwich cathedral, Norwich Castle and the Theatre Royal. Norwich's famous market also offers an award winning place to explore local and independent stallholders.

Norwich offers fantastic transportation services with Norwich train station just under a mile from Ivory House with connection routes to key locations such as Ipswich, Sheringham, Cambridge and London. Norwich International Airport is 16 minutes by car and offers many international destinations. All Saints Green is situated in front of Norwich bus station and the city centre.

- Norwich Train Station — under 1 mile
- All/Newmarket Road — under 1 mile
- University of East Anglia — 2.2 miles
- Norwich Hospital — 3.7 miles
- Norwich Airport — 4 miles



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ZEBRA INVEST

SELLING AGENT

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