

Norfolk House

Saffron Walden



Property Agents



Norfolk House, 3 High Street

Saffron Walden

Essex

Norfolk House is a landmark Grade II-listed townhouse of exceptional elegance, scale and historical importance, occupying a prestigious position on the High Street in the heart of Saffron Walden. Dating from 1848 and extending to approximately 3,469 sq ft, the house combines the architectural poise of a substantial mid-19th Century residence with beautifully presented, highly practical accommodation arranged over four floors, including a superb lower ground floor, five bedrooms, multiple reception rooms, a private courtyard garden, boot room and garage.

The front elevation creates an immediate sense of arrival.

Constructed of painted gault brick beneath a pyramid slate roof, with handsome sash windows, stone sills, twin chimney stacks and a distinguished arched entrance with fanlight, Norfolk House has a refined and commanding presence within one of the town's most attractive historic streetscapes.

Historic England notes many features of interest, including the arched entrance, internal folding shutters to the front windows, panelled doors within moulded architraves, a fine central hall and stairwell, period fireplaces and the red Flemish bond garden boundary wall with blue and grey headers.

The principal entrance opens into a graceful central hall, where panelled doors, moulded architraves, pale timber flooring and long views through to the rear garden establish a wonderful sense of proportion and flow.

The ground floor offers an excellent balance of formal and informal living space. The principal sitting room is elegant and calm, with sash windows, shutters, decorative wall panelling, cornicing and a handsome fireplace.

A separate entertainment room provides a more intimate retreat, finished in a deeper palette and centred around a feature fireplace, ideal as an evening sitting room or media space.







To the opposite side of the hall, the library is a particularly memorable room, with extensive fitted shelving, a further stove and a sophisticated, club-like atmosphere.

To the rear, the Garden Room introduces a striking contrast: bright, vaulted and filled with natural light, with glazed elevations, fitted cabinetry, fridge and doors opening directly onto the courtyard garden. This gives the house a wonderfully lifestyle-led connection between inside and out.

The lower ground floor is far more than ancillary space; it forms an integral and highly usable part of the house. A beautifully appointed kitchen features classic cabinetry, granite work surfaces, a Belfast-style sink, range cooker, central island and adjoining pantry.



An open arch leads through to a generous dining room, an atmospheric setting for entertaining, with limestone-style flooring, a feature fireplace and space for a large dining table. This level also includes a fitted laundry room, together with an impressive wine cellar/store, where arched recesses and excellent storage reflect the depth and character of the original house.

The first floor is centred around a graceful landing, from which a door opens onto a charming wrought-iron balcony overlooking the rear. The principal bedroom suite is superb: an expansive, beautifully proportioned room with three sash windows, internal shutters, elegant wall panelling and a fine marble fireplace.

A walk-in wardrobe and smart en-suite shower room complete the suite. Also on this floor is a second double bedroom, currently arranged as a stylish home office, together with a generous family bathroom with bath and separate shower.

The second floor provides three further bedrooms, all enjoying the charm of the upper level, with attractive ceiling lines, sash windows and views across the surrounding historic rooftops and neighbouring golf course.

Two are generous doubles, while the fifth bedroom, still a double bedroom, makes an ideal area for guest accommodation. A bright bathroom serves this floor, finished in a crisp, elegant style with a freestanding claw-foot bath and traditional sanitaryware.

Externally, Norfolk House is equally compelling. To the rear, the warm red-brick elevation, decorative balcony and glazed additions frame a beautifully landscaped courtyard garden.

Designed for both entertaining and quiet retreat, it combines paved terraces, timber decking, gravel planting, clipped evergreens, specimen planting, mature boundary walls and a striking shallow dipping pool with stepping stones.

A separate boot room and spacious garage add valuable everyday practicality, a rare advantage in such a central setting.









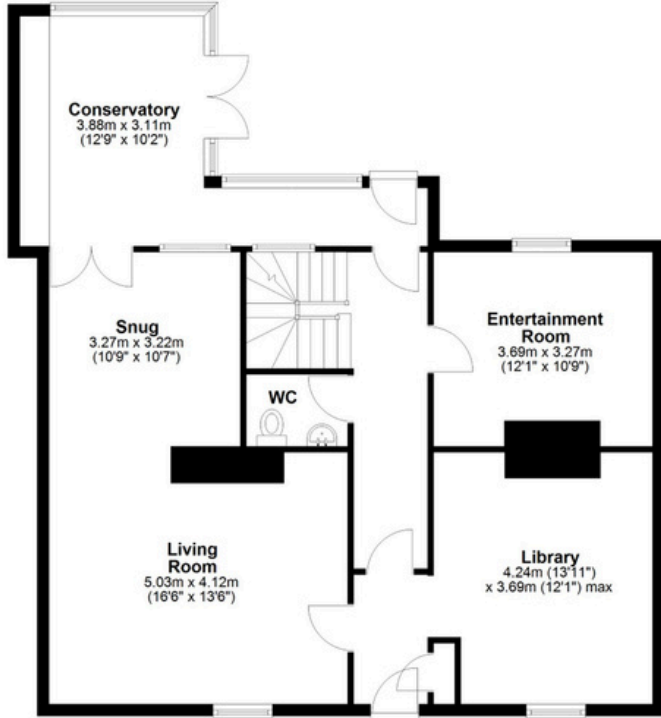




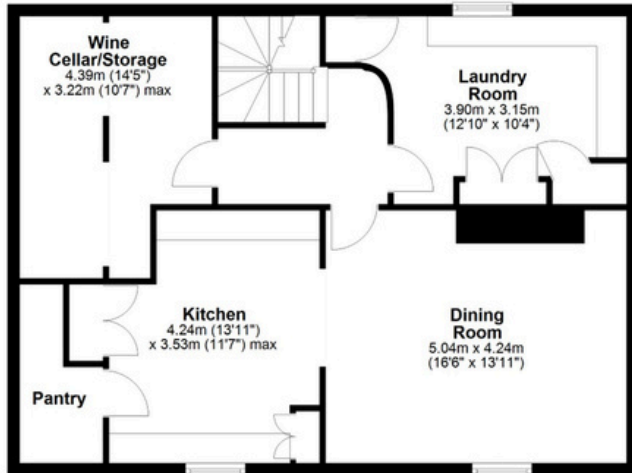




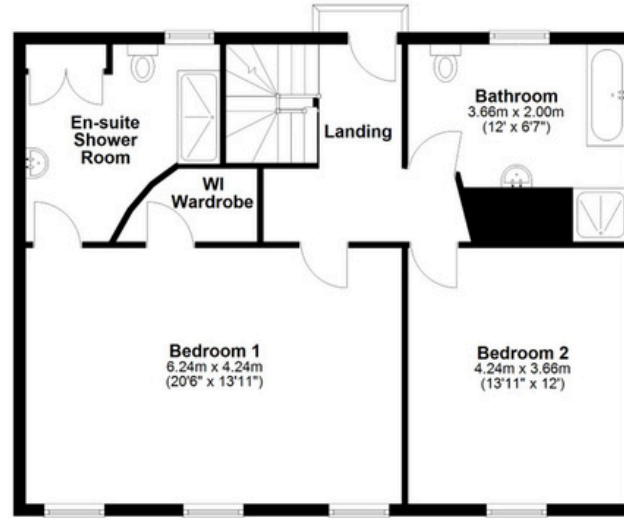
Ground Floor



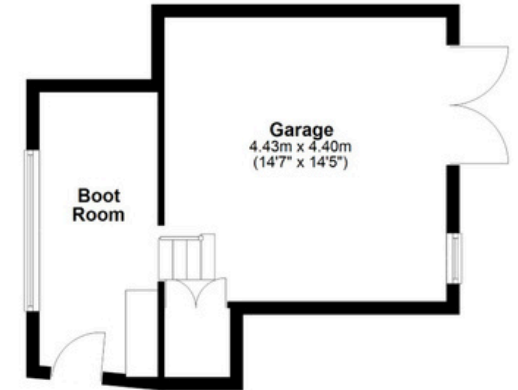
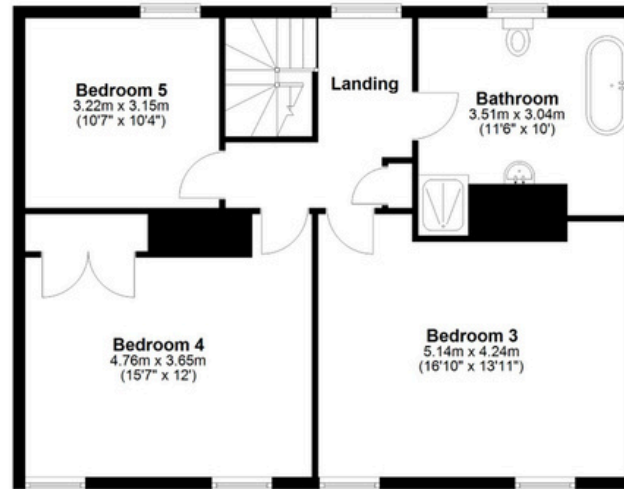
Basement



First Floor



Second Floor



Agents Notes:

- Tenure: Freehold (Garage has a flying freehold above)
- EPC Band Exempt (Grade II Listed)
- Uttlesford District Council - Tax Band G - £4,020.16pa
- All Mains Services Connected
- Mobile Coverage: Good Indoor & Outdoor Coverage Across All Major Networks (Ofcom)
- Broadband Coverage: Ultrafast Available, 1,000 Mbps (Ofcom)

Gross internal floor areas
 Ground Floor 94 sqm (1009 sqft)
 Basement 76 sqm (820 sqft)
 First Floor 76 sqm (820 sqft)
 Second Floor 76 sqm (820 sqft)
 Total 322 sqm (3469 sqft)





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