



2 Pigg Lane, Norwich

Norwich

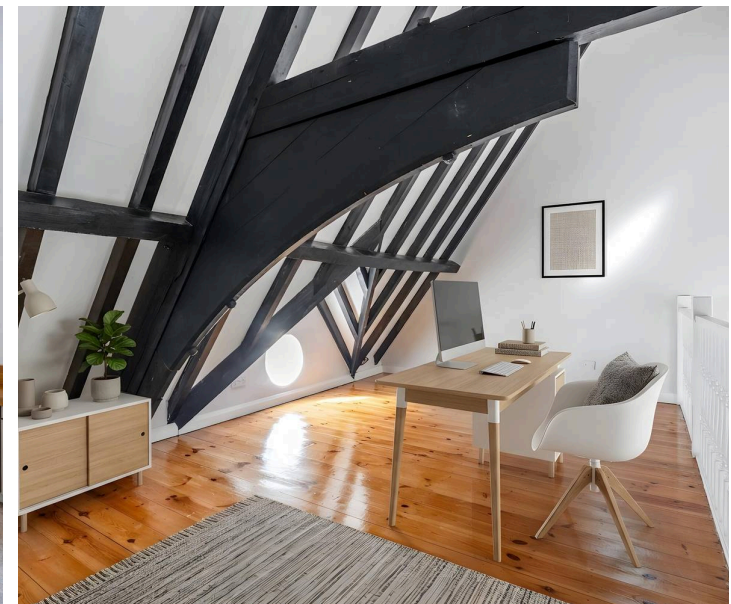
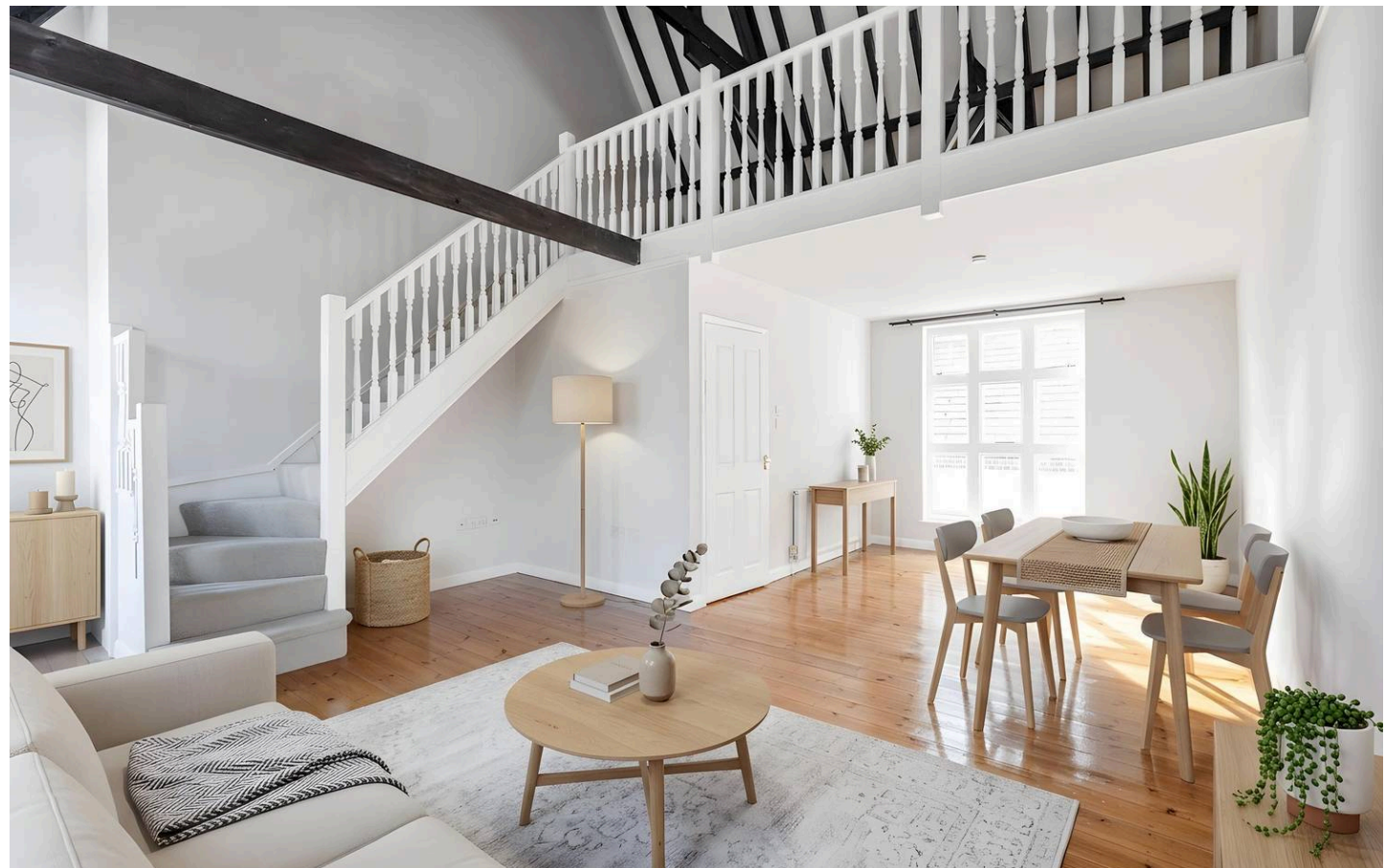


Minors & Brady

2 Pigg Lane

A rare opportunity to own a breathtaking Victorian school conversion set along Norwich's most iconic and most photographed lane. This four-level, three-bedroom home has been completely re-decorated, blending historic character with a fresh, modern finish. River views frame the setting, enhancing the sense of calm and charm throughout. The layout includes a ground-floor bedroom and stylish kitchen-dining space, two first-floor bedrooms with ensuite and separate shower room, and a dramatic open-plan second floor with vaulted ceilings and exposed beams. A mezzanine level above adds a versatile extra space ideal for working, reading or creating. With a courtyard-style entrance and private parking, this is true city living in a turn-key home of exceptional character.

- Unique Victorian heritage home, transformed from a former school into a striking city residence
- Picturesque river outlook, enhancing the home's peaceful and historic setting
- Four thoughtfully arranged floors, offering an impressive sense of scale and flexibility
- Three inviting bedrooms, providing comfortable accommodation for residents or guests
- Stylish kitchen-dining area on the ground floor, designed with classic materials and understated elegance
- Convenient first-floor bathroom facilities, including an ensuite and an additional shower room
- Showstopping top-floor living space, defined by soaring ceilings, exposed timbers and exceptional natural light
- Generous mezzanine level, ideal for work, hobbies or quiet retreat
- Allocated off-street parking, a valuable asset in such a central location





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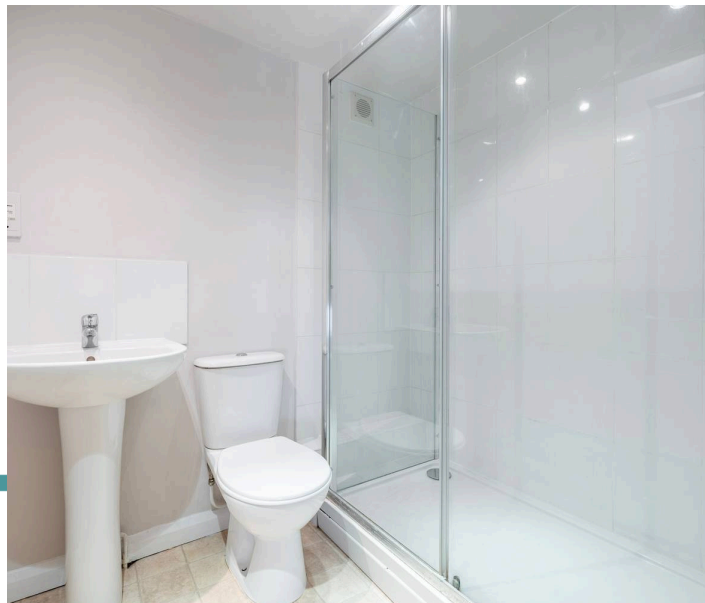
2 Pigg Lane

The Location

Located in the very heart of Norwich, Pigg Lane offers an enviable position at the centre of one of the city's most dynamic and historic areas. Nestled within the vibrant NR3 district, this property combines timeless architectural charm with the convenience of modern city living. Residents benefit from being just a short stroll away from the iconic Norwich Cathedral, whose stunning spire has dominated the city skyline for centuries, as well as the scenic Riverside Walk, perfect for leisurely riverside strolls or peaceful moments away from the bustle of daily life.

The surrounding neighbourhood is rich with character and culture, featuring a diverse selection of boutique shops, independent cafes, artisan stores, and acclaimed local restaurants, creating a true sense of community and charm. For those who need to travel, Norwich Train Station is within easy reach, providing excellent connections for commuters or day-trippers alike.

Whether you're looking to immerse yourself in the city's vibrant social scene, enjoy quiet historic streets, or simply appreciate the convenience of central living, Pigg Lane offers a lifestyle that perfectly blends heritage, culture, and modern comfort. Its prime location ensures you're never far from everything Norwich has to offer, making it an ideal choice for anyone seeking the perfect balance of energy, accessibility, and character.



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Norwich, Norwich

Pigg Lane, Norwich

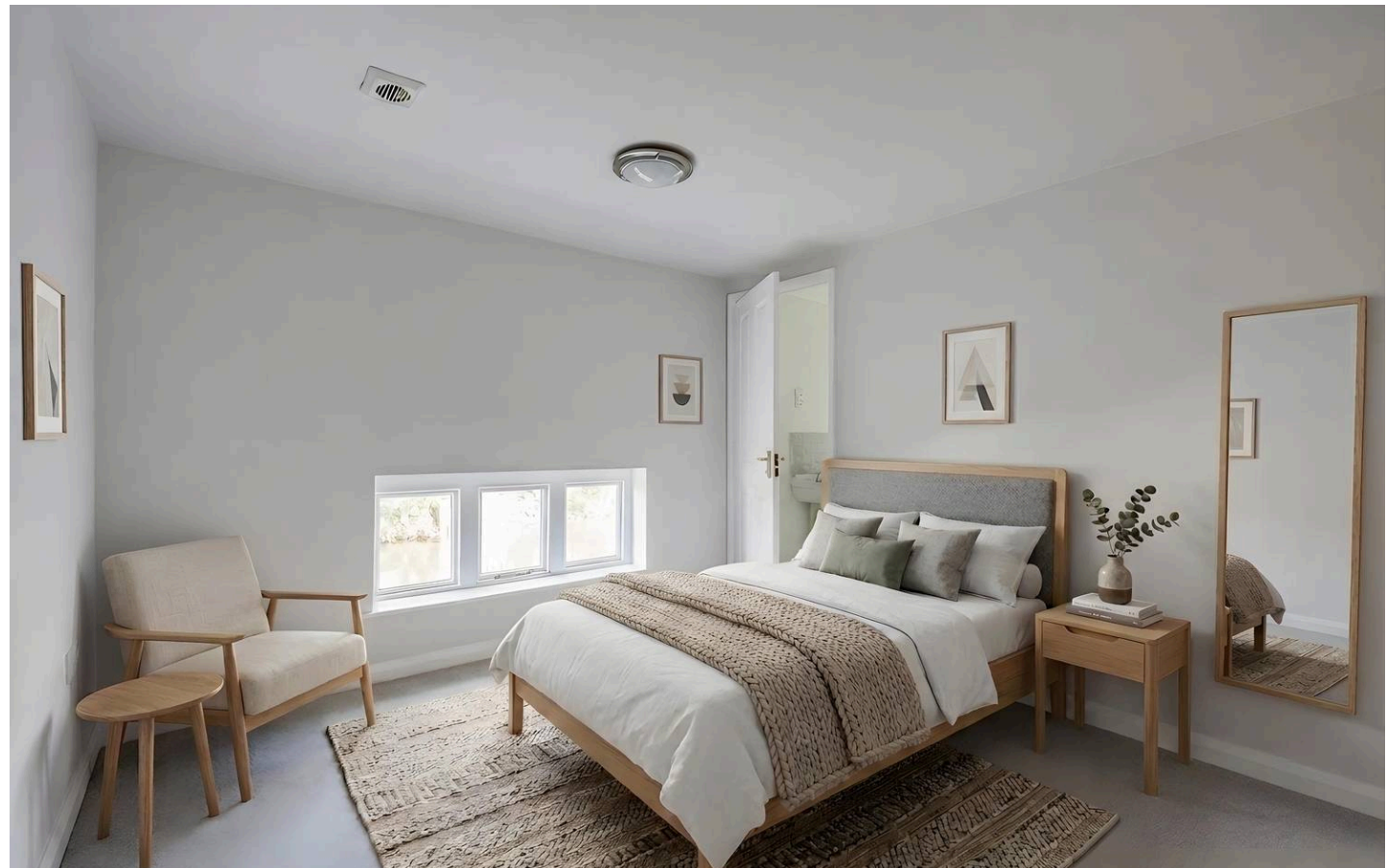
Set along one of Norwich's most iconic and most photographed lanes, this exceptional Victorian school conversion delivers a rare blend of heritage architecture and contemporary living. Spread across four beautifully reimagined levels, the home has been completely re-decorated, offering a true turn-key opportunity in the heart of the city. River views frame the setting, enhancing the sense of calm and character that runs throughout the property.

A sweet courtyard-style entrance welcomes you in, complete with decking and space for a small table and chairs, the perfect spot for a morning coffee or a quiet moment outdoors. Stepping inside, the ground floor opens to a generous bedroom and a kitchen-dining area designed with both style and practicality in mind.

The kitchen features neutral cabinetry, a tiled backsplash, brushed fixtures and a classic Belfast sink, creating a timeless aesthetic that nods to the building's Victorian origins while feeling fresh and modern.

The first floor hosts two further bedrooms, including a well-proportioned principal bedroom with its own ensuite bathroom. A separate shower room also sits on this level, offering convenience for family or guests. Each space has been thoughtfully finished, maintaining the home's character while maximising comfort and light.

The second floor is a striking open-plan living space defined by rich exposed beams, vaulted ceilings and an abundance of natural light. This dramatic room forms the heart of the home, a place to relax, entertain or simply enjoy the architectural beauty that surrounds you.



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2 Pigg Lane

Above, an overhead mezzanine level is accessed via a staircase, offering a versatile additional space. Whether used as a study, reading nook, creative studio or quiet retreat, it adds yet another layer of flexibility to this already generous home.

With one allocated parking space and a setting that places you moments from the very best of Norwich's historic centre, this property encapsulates true city living. Modern yet steeped in history, spacious yet intimate, and finished to a high standard throughout, it stands as a rare opportunity to own a piece of Norwich's architectural story, ready to move into and enjoy from day one.

Agents Note

This property will be sold freehold.

Connected to mains water, electricity, gas and drainage.

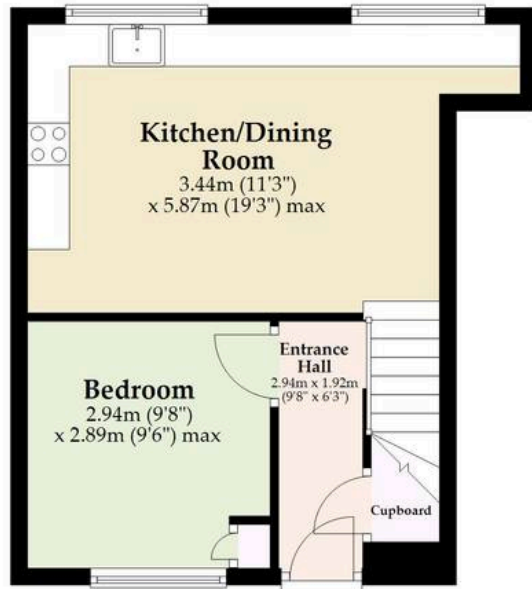
Some images used in this listing have been digitally staged to illustrate potential furnishing and layout options. We recommend arranging a viewing to assess the space and features in person.



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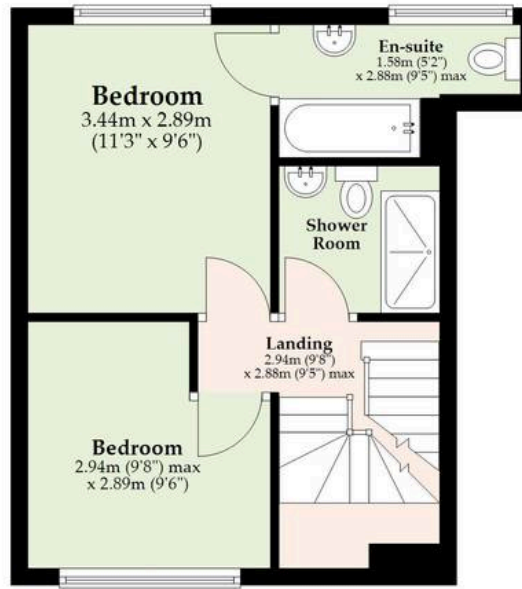
Ground Floor

Approx. 32.6 sq. metres (350.7 sq. feet)



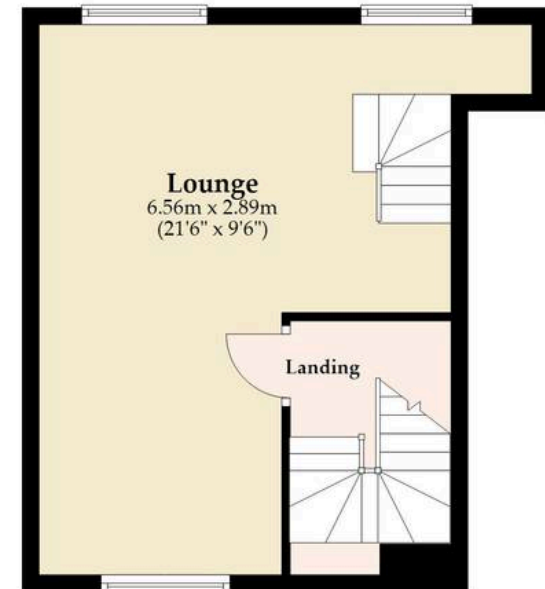
First Floor

Approx. 32.6 sq. metres (351.3 sq. feet)



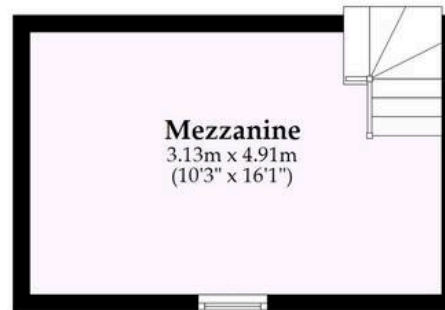
Second Floor

Approx. 33.0 sq. metres (354.9 sq. feet)



Third Floor

Approx. 15.4 sq. metres (165.3 sq. feet)



Total area: approx. 113.5 sq. metres (1222.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.

Dreaming of this home? Let's make it a *reality*.



Meet *Liam*
Branch Manager



Meet *Nagilla*
Aftersales Team Leader



Meet *Tristan*
Senior Property Lister

Minors & Brady
Your home, our market

 norwich@minorsandbrady.co.uk

 01603 365085

 107 Unthank Road, Norwich, NR2 2PE

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T: 01603 210378
E: enquiries@norfolk-mortgages.co.uk