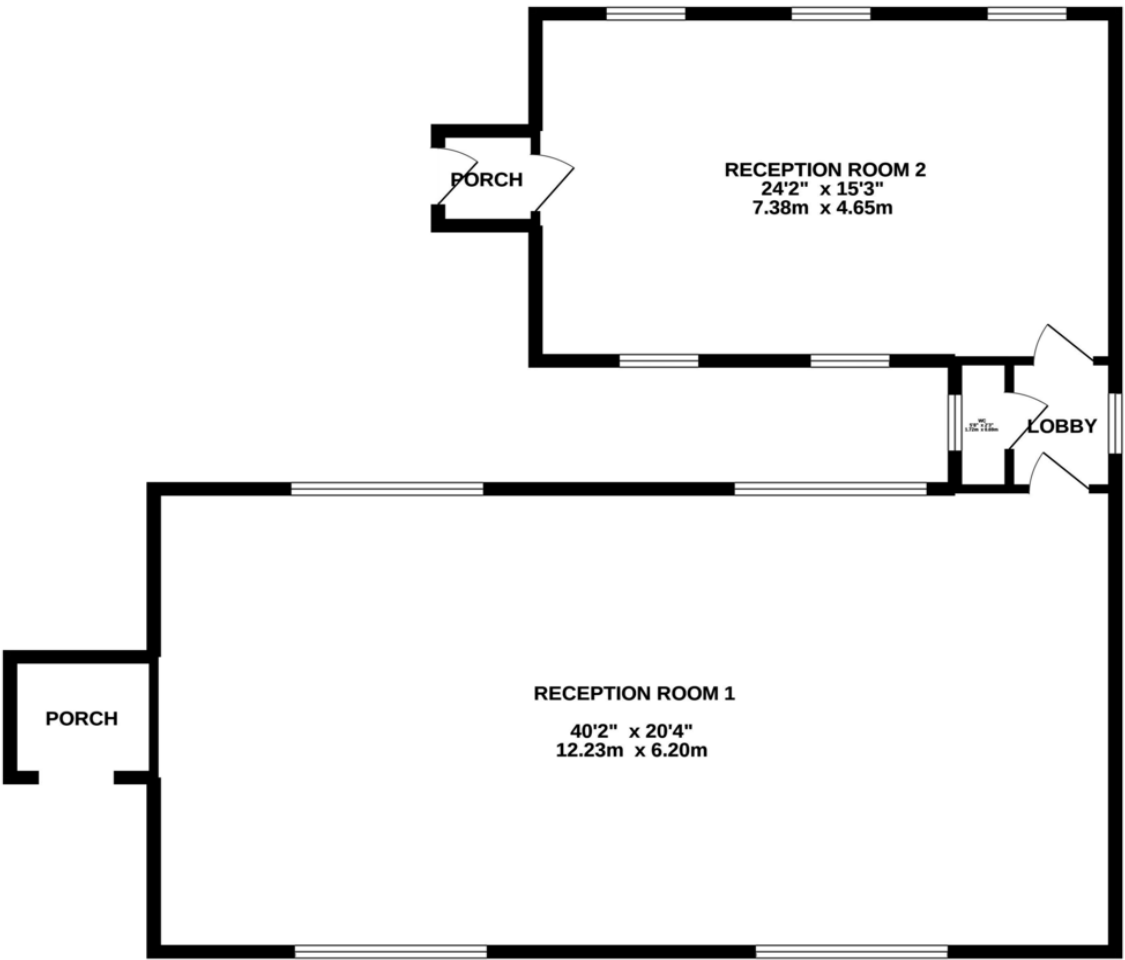


GROUND FLOOR  
1272 sq.ft. (118.2 sq.m.) approx.



TOTAL FLOOR AREA : 1272 sq.ft. (118.2 sq.m.) approx.  
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.  
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Arnolds Keys refer sellers and buyers to various trusted firms for services associated with the home move process, for which in some cases a referral fee is paid to Arnolds Keys by the service provider. It is your decision whether you choose to deal with those firms. Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £250. Arnolds Keys recommend Hadley and Ottaway (H&O) for removal services. Should you decide to use H&O we would receive a referral fee of 10% of the net final invoice.

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City 01603 620551  
Coastal 01263 822373

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements.



Smallburgh Methodist Church, NR12 9LU

OIRO £150,000

A unique opportunity to purchase this unconverted Methodist Church, believed to date back to 1680. The building is currently open plan with a further reception room to the side and benefits from off road parking, rear garden with stunning field views.

- Unconverted Church
- Potential Development Opportunity
- No Onward Chain
- Rear Garden With Field Views
- Off Road Parking

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## Description

Arnolds Keys are delighted to offer a unique opportunity to purchase this unconverted church, that is believed to originally date back to 1680. The building is not being sold with any planning permission but has the potential to be converted into a stunning home (STPP).

Internally, there is generous accommodation of approximately 1270 sq ft, with two open plan reception rooms and a further w.c. The main reception room, which is 40ft in length benefits from multiple windows and high ceilings, which could potentially offer a mezzanine floor (subject to relevant permissions).

Externally, there is ample off road parking to the side and a further rear garden with stunning views over open fields.



### RECEPTION ROOM 1

An excellent sized dual aspect room with high ceilings and four large double glazed windows, wooden flooring.

### W.C.

Fitted with a two piece suite comprising w.c. and wash hand basin.

### RECEPTION ROOM 2

Room with vaulted ceiling and roof windows with five further double glazed windows. Fitted kitchen area with base cupboards and work surfaces over housing sink and drainer unit. Door to porch that leads to the rear garden.

### AGENTS NOTES

As mentioned, the property does not currently have any planning permission so all prospective buyers would have to do their own research.

We have been informed that the property is on a sceptic tank and not mains drainage.