



Burston Road, Dickleburgh, Diss, IP21 4NN

Guide Price £500,000 - £550,000

A rare opportunity to acquire a most spacious and fine chapel conversion. Boasting over 2,100 sq ft of versatile living space with a stunning and impressive reception room. Enjoying a lovely position upon a small, no-through country lane within the heart of this popular village.

- Over 2,100 sq ft
- A creative & stylish chapel conversion
- 4 bedrooms
- 3 bathrooms
- Quiet location
- Council Tax Band E
- Freehold
- Energy Efficiency Rating D.



Property Description

Situation

Located on a small country lane this property is a short stroll away from the centre of the village along Burston Road being a quiet and tranquil no-through road. The village of Dickleburgh has proved to be a popular and sought after location over the years, found close to the beautiful countryside surrounding the South Norfolk and only five or so miles to the north of Diss.

The village has a good range of local amenities and facilities to hand by way of having a village shop/post office, public house, church, garage, well regarded schooling and even a fish and chip shop. A furthermore extensive range of day to day amenities and facilities can be found within the historic market town of Diss also having the benefit of a mainline railway station with regular/direct services to London Liverpool Street and Norwich.

Description

The property comprises an imaginative conversion of a former Victoria baptist Chapel, having believed to have been converted in the 1990's. A foundation stone found to the front right hand corner of the building would indicate that the property dates back to 1882. The property is an excellent example of a fine conversion offering a great deal of versatile living space over two floors and with a most impressive floor to ceiling height in areas of up to 3.93m (12' 10"). Particular notice is drawn to the main reception room stretching some 10.19m (33' 5") in width and still retaining the original high arched and sash windows from the chapel to the front. Overall the accommodation is some 2,100 sq ft and offers three spacious double bedrooms at first floor level centred around the family bathroom and accessed via a gallery landing. At ground floor level there is an additional fourth bedroom adjacent to the shower room giving the opportunity for dual living.

Externally

The property stands upon a plot measuring overall 24.99m x 16.76m (82' x 55') with gardens to either side aspect of the chapel. To the rear the gardens are more secluded having a good deal of privacy and backing onto mature trees giving a lovely backdrop. To the front the gardens are of a moderate size and enclosed by established hedging which perhaps could be adopted for off-road parking if required and subject to any of the necessary or needed consents.

The rooms are as follows:

ENTRANCE HALL: 18' 0" x 9' 5" (5.51m x 2.89m) (maximum measurements) A most impressive and pleasing first impression with vaulted ceilings stretching some 4.83m, (15' 10") in height and with a prominent gallery landing to front. Further giving access to stairs rising to first floor level, reception room, kitchen, utility, shower room and fourth bedroom.

RECEPTION ROOM: 33' 1" x 14' 0" (10.10m x 4.27m) A triple aspect room found to the front of the property and giving an overwhelming feel of space and light. A particular feature is the inglenook style fireplace with massive oak bressumer beam over and inset cast iron wood burning stove upon a tiled hearth. Floor to ceiling height within the room stretching some 3.93m, (12' 10") and a large open archway providing access through to the kitchen/diner.

RECEPTION ROOM TWO/BEDROOM FOUR: 8' 0" x 11' 10" (2.46m x 3.61m) A double aspect room found towards the rear of the property and serving as a double bedroom if required.

KITCHEN/DINER: 15' 3" x 26' 6" (4.66m x 8.08m) Found towards the rear of the property enjoying from being a double aspect room with French doors to the side opening onto the westerly facing gardens. The kitchen has an extensive range of wall and floor mounted units with a floating island centring the room and connecting to the dining area. Further providing access through to the entrance hall.

UTILITY: 8' 9" x 15' 10" (2.69m x 4.85m) A rather large room currently used as a utility area, however lending itself for a number of different uses. Ceramic tiled flooring. Space and plumbing for automatic washing machine etc.

SHOWER ROOM: 4' 1" x 6' 0" (1.27m x 1.85m) Running adjacent to reception room two/bedroom four. Being fully tiled and comprising of a shower cubicle with electric power shower, tiled walls, low level wc and hand wash basin.

FIRST FLOOR LEVEL - LANDING:

Gallery style landing rising from ground floor level provides access to the three bedrooms and family bathroom. Further providing access to loft space above.

BEDROOM ONE: 14' 11" x 16' 2" (4.56m x 4.93m) (maximum measurements including double built-in storage cupboard and en-suite). A large master bedroom enjoying a part westerly aspect. Further providing access to the en-suite.

EN-SUITE: 5' 9" x 7' 11" (1.77m x 2.43m) With frosted window to rear, comprising of a bath with shower attachment, low level wc and hand wash basin.

BEDROOM TWO: 14' 10" x 9' 4" (4.54m x 2.86m) Found to the western aspect of the property and being a generous double bedroom. Further having the benefit of a skylight window above.

BEDROOM THREE: 7' 9" x 15' 7" (2.37m x 4.77m) A double aspect room found towards the rear of the property and serving as a double bedroom.

BATHROOM: 7' 8" x 10' 5" (2.34m x 3.19m) (maximum measurements including built-in airing cupboard to the side). Comprising of a panelled bath, low level wc and hand wash basin.

OUR REF: 8075



Viewing Arrangements

Strictly by appointment

Contact Details

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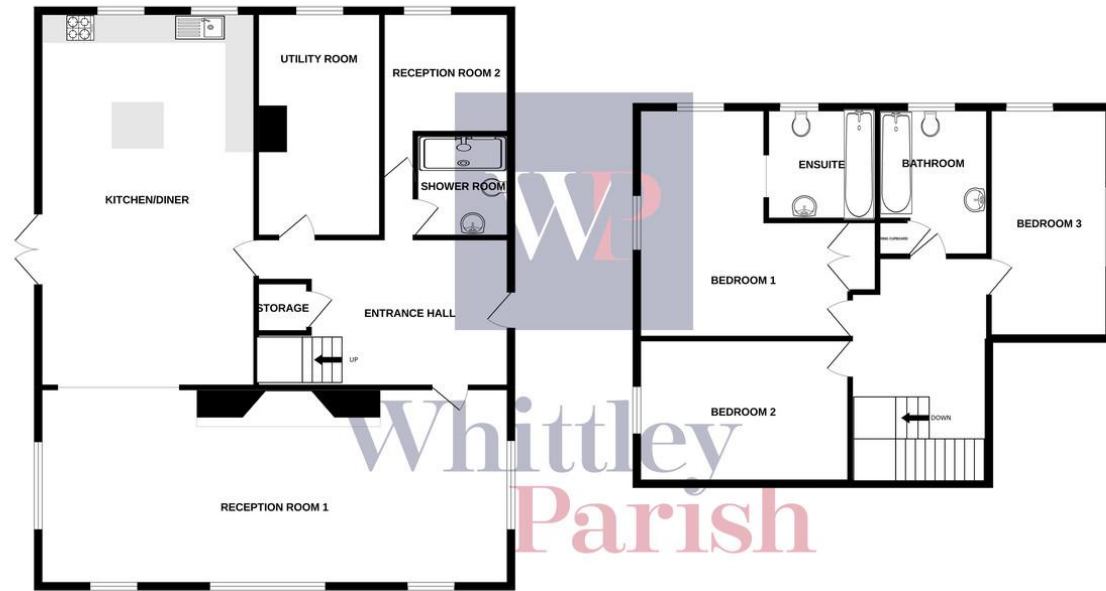
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their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

GROUND FLOOR
1306 sq.ft. (121.4 sq.m.) approx.

1ST FLOOR
794 sq.ft. (73.8 sq.m.) approx.



TOTAL FLOOR AREA : 2100 sq.ft. (195.1 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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