



The Old Chapel  
Great Massingham | Norfolk | PE32 2JA

# UNIQUE PERIOD HOME



With a setting at the centre of the highly sought-after village of Great Massingham only a stone's throw from one of the village's renowned duck ponds, this charming former chapel dating from early 18th Century has a unique footprint with a staircase to the centre. The accommodation is beautifully presented with wonderful natural light throughout and comprises three bedrooms and a family bathroom on the first floor and a kitchen, sitting room/fourth bedroom with working fireplace, and a further reception/dining room with a second working fireplace to the ground floor. In addition, there is an attic room which would be ideal as a child's play area or a study. The property has a small enclosed garden area to the front and one off-street parking space to the side. Early viewing is essential to fully appreciate this amazing and unusual family home.







- Central Village Location
- Unique and Exceptional Detached Period Chapel
- Deceptively Spacious with Wonderful Shaped Rooms and Natural Light Throughout
- Three/Four Bedrooms with Family Bathroom
- Good Attic Room for Children or Study
- High Ceilings, Period Features and Full of Character
- Parking Space
- Total Accommodation extends to 1835sq.ft
- Energy Rating C

#### Preaching to the Converted

It is obvious what attracted the present owner to The Old Chapel. "I liked the location in one of the most picturesque villages in Norfolk, and its proximity to the coast," he explained. "And the history of the property is fascinating as it probably dates from the medieval period." When asked about his favourite spaces at the property, he replied, "The two downstairs living rooms which open up together and, with their fireplaces, make a great space for Christmas and new year gatherings. And the hatch though into the kitchen makes a perfect bar."

"The Georgian windows are large and the rooms light and airy. The building is orientated east west so the sun streams into the kitchen in the morning and into the main living room all afternoon. Together this makes the house full of light," the present owner said. "The rooms are far from featureless boxes but have interesting shapes and angles due to the geometric ground plan. During the extensive renovation, I ensured that original features were retained and reused where possible."

"The largest bedroom has views over fields and to the sunset. The bedroom at the east end looks along the Weasenham road past old flint houses and cottages and to the ponds which give Great Massingham its unique character."

"The outside of the building has been restored, and the old and aged Norfolk red bricks sit comfortably in the landscape and with the angles of the slate roof. The Chapel is surrounded by forged handmade railings dating from the 18th century." Talking about the garden, the owner said, "There is enough space at the east end to sit in privacy and barbecue, with bushes that screen the seat which has an established grape vine growing above it."

"Architecturally, the Chapel is unique, but at the same time its light and airy atmosphere make it an uplifting place to live. Who knows, maybe it's something to do with all those people singing in it for hundreds of years!"

#### History and Architecture

"The Old Chapel has a unique shape, and the precise geometry of its footprint almost certainly derives from ecclesiastical ideas," the current owner said. "It embodies two rectangles and three interlocking equilateral triangles, where each dimension is of an identical length (a rod), and the height of the building is also a rod, meaning that each of the seven faces of the building is a perfect square."



“The building also has an east west alignment, and the east end is a semicircular cupola shape that is common to pre-Wesleyan chapels. A possible connection with the Priory is that the Chapel is positioned at the extreme end of Abbey Road at the junction with the Weasenham Road (School Road was the east end of Abbey Road before the school was built). L. E. Whatmore in Highway to Walsingham and F.G. Abbot in The Walsingham Way agree that the southern pilgrimage route stopped overnight at the pilgrims’ hospice at the Castle Acre priory and then followed Peddars Way, turning along the present road into Great Massingham. The Walsingham pilgrimage route enters the village within sight of the Chapel, and there is a reasonable possibility that the entrance to the Priory grounds was via Abbey Road, and if the Chapel was in existence it would have been available for pilgrims as a place of prayer.”

“In 1995, during foundation excavations, the position of the original east elevation of the Chapel was discovered, indicating that the original building was of flint construction. If the footprint is of medieval origin, it must have fallen into disuse and dereliction in the first half of the 18th century, and the present brick building built on its foundations.” “The position of the original east face now runs inside the building and its flint foundations, and a small segment of wall was found during building work. In 1827, when it became a Wesleyan Chapel, a small extension was added to the east elevation to create more space for the pastor to face the congregation. It seems clear the builders understood the ground plan and dimensions as the sum of two sides of their extension are a rod, which is unlikely to have happened by chance.”

“At some point close to the end of the 19th century, the building was given a major refurbishment and the rectangular windows were changed to lancet windows, the exterior rendered with cement, and the first floor taken down. A gallery was made at the west end and the ground floor filled with pews with a pulpit to the front. A new larger more churchy date stone was inserted in the wall with 1827 Wesleyan inscribed on it. The original Georgian datestone was left in situ in the wall and rendered over. The property remained a Wesleyan chapel until 1980.”

“In 1992, the rendering was removed and the old window openings were revealed. Planning and Conservation were supportive of returning the building to its pre-Victorian design, and the original datestone was cleaned and put back in its original position.”

#### Work undertaken to the Property

Work on the Old Chapel has been extensive, with the major refurbishment taking place from 1997 to 1998, which included:

New insulated floors and drains.

New loadbearing internal walls.

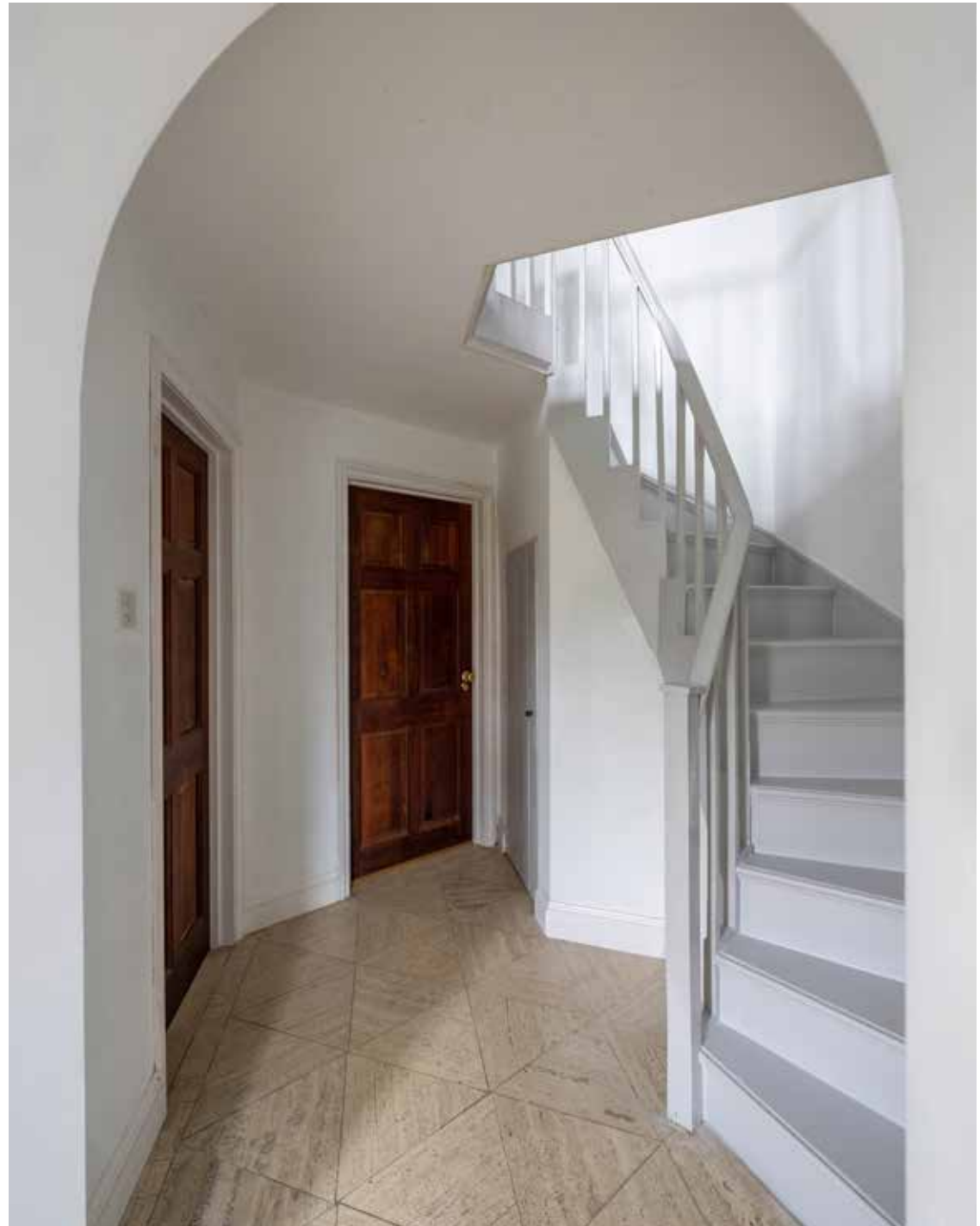
New first floor beams, joists and decking.

East elevation rebuilt.

All internal walls repointed drylined and insulated to exceed statutory requirements.

Walls plaster boarded and plastered.

Marble windowsills throughout.











The ceilings were double thickness plaster boarded and plastered for improved fire rating and sound suppression.

Purpose made Sapele Mahogany windows installed.

Alpha glass double glazed units installed

Two working ceramic lined flues built.

New hardwood doors throughout.

New soil pipes plumbing and fittings.

The property was completely rewired.

External brickwork repointed.

Sail course replaced where necessary.

In 2001, the roof was addressed with inclined roof areas re-felted, re-battened, and slated. The flat roof areas were renewed, a roof light installed, and new guttering and downpipes were installed throughout. In 2014, a central heating system was installed with an "A" rated oil-fired boiler, and with a Bunded Oil tank.

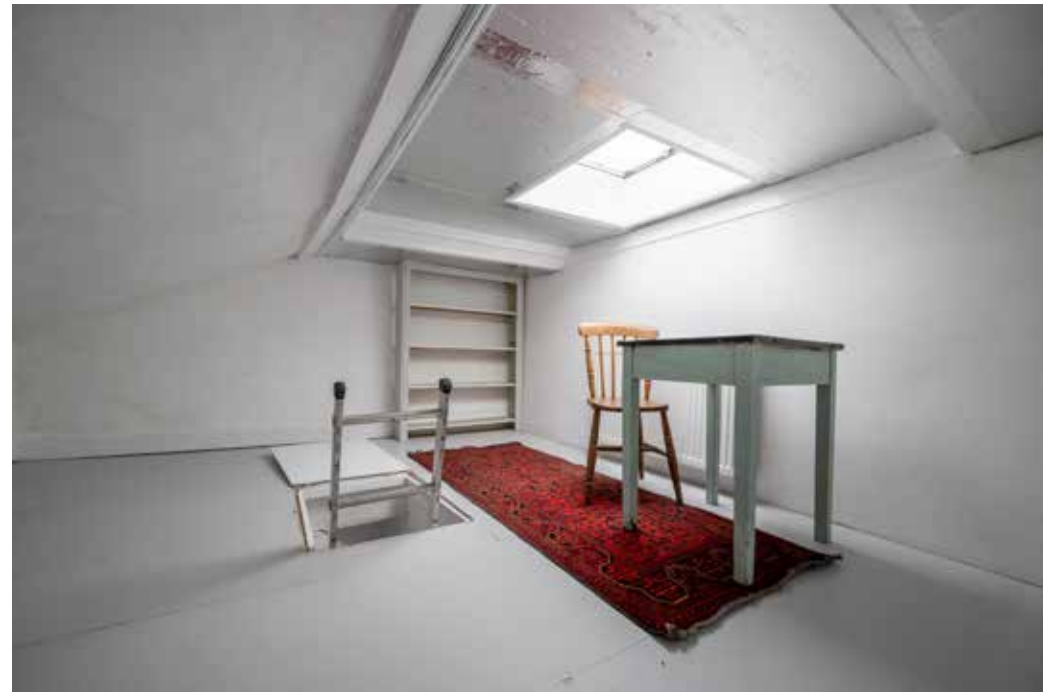
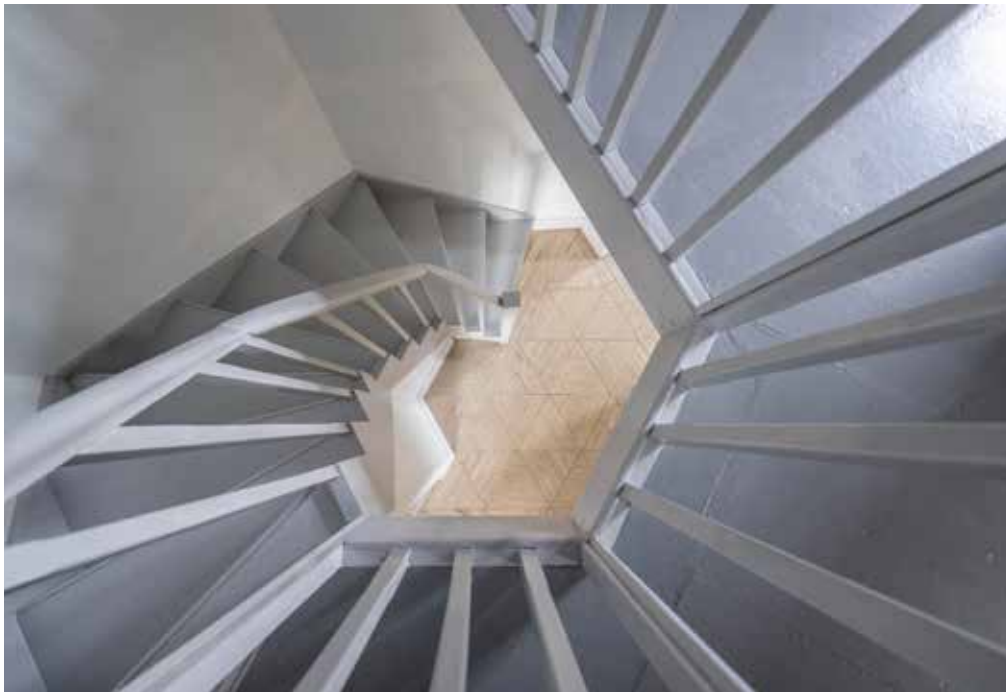
#### Village and Around

"The Weasenham Road which runs past the Old Chapel is very quiet and little used except by the occasional farm vehicle. The Chapel is in the centre of the village, a short walk from the village shop and post office, and the celebrated Dabbling Duck public house which is famous enough for customers to fly into Massingham airfield to dine at its excellent restaurant. What is very unusual about Great Massingham is the friendliness of the villagers, which is not common to all Norfolk villages and will be something I will miss," the owner said. "And the Chapel is just down the road from Castle Acre with its ruined priory and castle, and there are some wonderful walks along the River Nar to West Acre, which offers a theatre, microbrewery and art centre."

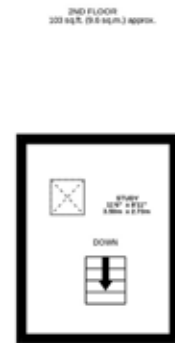
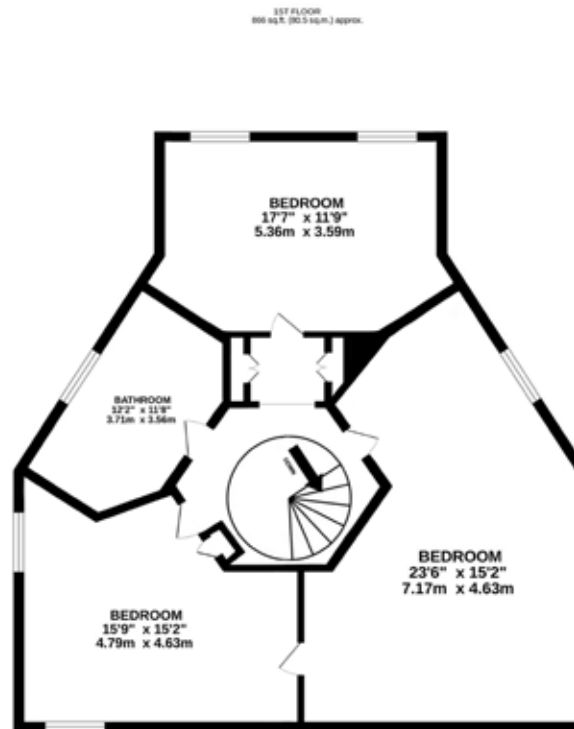
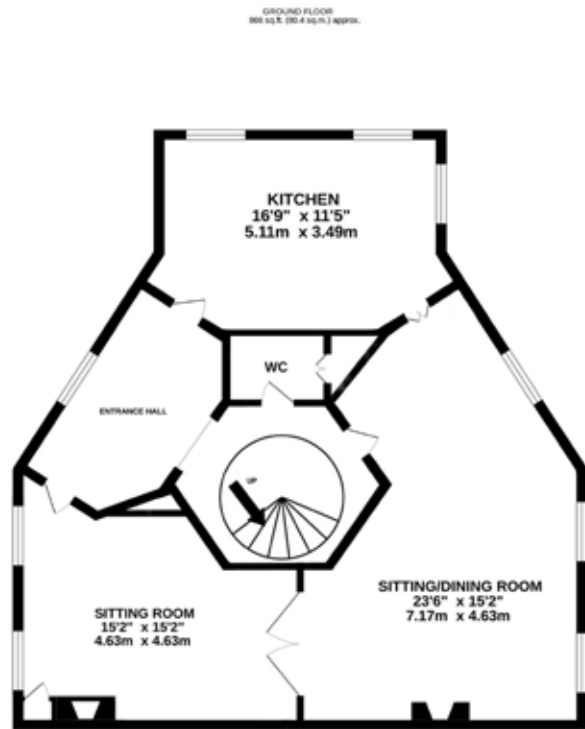
The historic village of Great Massingham is well known for the Green and ponds at its centre around which there are many period houses and cottages. A range of amenities are to be found in the village including the village shop and post office, the excellent pub and restaurant called the Dabbling Duck, and the Cartshed Tearoom, and the village hall which hosts film nights, various clubs and organisations and a weekly auction. Great Massingham also has a large Parish Church, village school and doctors' surgery, in addition to various social and recreational activities.

"The village is close to Swaffham with all the usual amenities including a Waitrose and a popular market on Saturdays. It's also only a short drive from the spectacular beaches of North Norfolk coast and towns like Wells-next-the-Sea and Burnham Market," the owner said. The North Norfolk coast, a designated area of outstanding natural beauty with excellent sailing and walking, is within easy driving distance. When further amenities are required, King's Lynn is approximately fourteen miles to the west and the market town of Fakenham around eleven miles to the east.









TOTAL FLOOR AREA : 1835 sq.ft. (170.5 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.  
Made with Metropix ©2022



Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. \* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent. Printed





### On The Doorstep...

Great Massingham is a pretty conservation village with a village green and several large ponds. Boasting its own primary school and play group, you will also find a good doctor's surgery, post office, village store, sports and social club plus a popular award-winning public house known as The Dabbling Duck. St. Mary's Church lies at the heart of the village and it is believed that Sir Robert Walpole, England's First Prime Minister was educated there.

### How Far Is It To?...

Great Massingham is located approximately 40 miles north west of Norwich and 13 miles east of King's Lynn. King's Lynn offers a wide variety of schools and cultural and leisure facilities, plus a main line railway station with links to London King's Cross taking 1 hour and 40 minutes (see [www.kings-lynn.net](http://www.kings-lynn.net)). The historic city of Norwich brags all the local amenities you would expect of a county capital including a main line station to London Liverpool Street and an expanding airport to the north side of the city with national and international flights. Why not visit the Castle or Cathedral, take in a play at the Theatre Royal or simply enjoy the vast array of shops and restaurants. There are some excellent schools both in the private and public sectors and also the University of East Anglia.

### Services...

OFCH, Mains Water & Drainage  
 Kings Lynn and West Norfolk Borough Council  
 Council Tax Band C £1783.40

### Tenure

Freehold



Fine & Country Fakenham Office  
 1 Bridge Street, Fakenham  
 01328 854190

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69   c	78   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# FINE & COUNTRY

---

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, Russia, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

THE FINE & COUNTRY  
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit [fineandcountry.com/uk/foundation](https://fineandcountry.com/uk/foundation)

Fine & Country Fakenham  
1 Bridge Street, Fakenham, Norfolk NR21 9AG  
01328 854190 | [fakenham@fineandcountry.com](mailto:fakenham@fineandcountry.com)

