



THE STORY OF

The Old Chapel

Hindolveston, Norfolk

SOWERBYS

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The Old Chapel

Foulsham Road, Hindolveston,
NR20 5BY

Charming Chapel Conversion

Dramatic Double-Height Living Space

Highly Desirable Village Location

Easy Reach of Holt and the Coast

Off Road Parking

Low Maintenance, South Facing Garden

Uninterrupted Countryside Views

Successful Holiday Let

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“Unique, peaceful and charming.”

This wonderfully restored former Methodist Chapel, which has been expertly converted into a unique one-bedroom home, now offers a blend of traditional character features with practical contemporary living.

The accommodation is centred around a dramatic, double-height living space with spectacular vaulted ceilings and is dedicated to the open-plan sitting room and dining area with cosy log-burner.

Leading off from the central reception area is a traditional shaker-style country kitchen to one side, and a modern family bathroom to the other.

An ornate, cast iron spiral staircase leads up to the sizeable mezzanine bedroom with the most distinctive stained glass feature window.





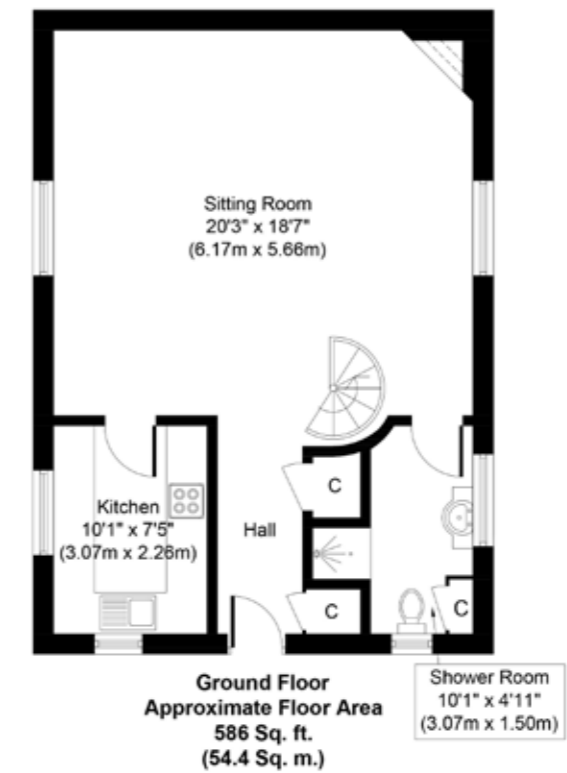
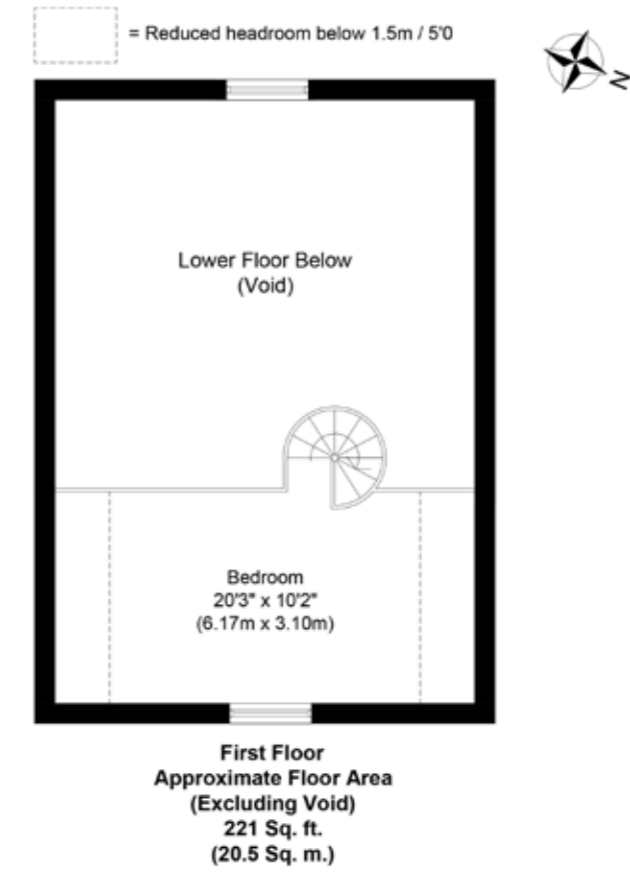
The Old Chapel benefits from a neat, low maintenance garden with the majority of the outside space being south facing.

The patio terrace, complete with brick built BBQ, is perfect for entertaining whilst looking out over the stunning uninterrupted countryside views. The property also grants off road parking for two cars.



“Sit back and enjoy the peaceful views.”

Currently run as a very successful holiday let, the property lends itself well to an investment property, second home or even somebody looking to downsize.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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ALL THE REASONS



Hindolveston

IN NORFOLK
IS THE PLACE TO CALL HOME



A small friendly village in the heart of Norfolk with a close knit community. The church of St George the Martyr was built in 1932 after the original church fell down in 1892. The ruins of the old church can still be seen in the churchyard, which is located just outside the village. The Recreational Ground offers a large open space for general sports such as football or cricket, a children's play area and The Millenium Pavilion, which opened in the year 2000 and frequently hosts the Parish Council and is also available for private hire.

Hindolveston is ideally situated between three popular market towns; Holt, Fakenham and Dereham. A strong sense of community thrives among the proud residents and local businesses of Holt, and many of the latter champion the local 'Love Holt' initiative which waves the flag for the independent shops that add vibrancy to the Georgian town

centre. Throughout the year, there are plenty of local events including a summer Holt Festival and 1940s Weekend, which takes over the town and 'Poppy Line' heritage railway that runs between here and Sheringham.

With a traditional butcher, fishmonger and greengrocer, the town even has its own department store and food hall, Bakers and Larners, a local landmark which has been run by the same family since 1770.

Life moves at a leisurely pace in Holt, and there are plenty of places to idle over a coffee or bite to eat. Believed to be the oldest house in town, Byfords deli and café is a central landmark and fabulous place to stop and watch the world go by. There's no need to hurry home – relax and enjoy country life! On the edge of town is the eponymous Gresham's school. And, should you need to spread your wings a little wider, head to the heathland of Holt Country Park or Spout Hills and reconnect with nature.



Note from the Vendor



The patio at The Old Chapel

“The patio terrace, with views across the farm fields, is a favourite amongst visitors.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity and drainage. Heating via oil central heating.

COUNCIL TAX

Band A.

ENERGY EFFICIENCY RATING

F. Ref:- 9320-2090-3290-2372-7265

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: /// ///rudder.nightcap.locating

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