



The Chapel
Fakenham | Norfolk | NR21 9EA

PREACHING TO THE CONVERTED



In a hidden town centre location, this stunning conversion of a former mid-nineteenth century chapel undertaken five years ago by a renowned local developer is within an enclave of similar period properties. It offers bright, stylish and very spacious contemporary accommodation with underfloor heating. A wonderful vaulted galleried landing overlooks a versatile open-plan space comprising the sitting room, dining room and kitchen/breakfast area. There's a separate utility room and ground floor WC. With four generously sized bedrooms, a family bathroom and three en-suites, the property has a lawned front garden, terraced area with gated access to the front, and also its own private parking spaces. All the amenities that the market town of Fakenham has to offer are on the doorstep, with the added benefit that the surrounding countryside and celebrated North Norfolk Coast are both a short drive away.







- The most stunning and immaculately presented Chapel Conversion in the popular Town of Fakenham
- Centrally located in the Town, surrounded by a cluster of similar attractive Period Conversions
- Four bedrooms and Four bathrooms with a fantastic galleried landing
- Enormous Open-Plan ground floor living space brimming with natural light from large South Facing Windows
- Underfloor heating to Ground floor. Attractive and energy efficient concrete flooring
- Easy maintenance, private and laid to lawn south facing garden with terrace and Summer house
- Either a perfect permanent, second home or investment property
- Proven Successful Holiday-Let with Gross Income IRO £22,000
- Total Accommodation extends 2658sq.ft
- Energy Rating C

Stunning Conversion

There's no question that this stunning family home with a number of breath-taking features has the wow factor. "It's a converted Primitive Methodist Chapel from 1861," the present owners explained. "It retains the large open plan and galleried nature of the original building, and the large south facing windows let in lots of light even in the winter. The south facing courtyard garden can be warm on a sunny day, even in winter – it can feel almost Mediterranean on good day!" Formerly the town's Methodist chapel, it was superseded in 1908 when the growth of the congregation necessitated a larger building. It was subsequently utilised as a church hall as an adjunct to the main chapel and used for various functions down the years. The transition to a private residence was undertaken in 2018, and as the developers said at the time, "We saw so much potential there and thought it was ripe for conversion."

The current owners knew it was the home for them the moment they laid eyes on it. "We really liked the internal space – it's just spectacular. We also really love the location near the town centre and centrally for the wonderful Norfolk Coast," they said. "We bought it two years ago as a weekend house and have enjoyed many weekends and family holidays there. We've changed very little since we bought it other than adding an electric car charging point." When asked what sets their property apart, the owners replied, "It is the combination of space, practicality and location. It's by far the best place that I've ever stayed whilst visiting Norfolk. If our lives and our kids' lives were not centred on Cambridge, we would not be selling it!"

"We shall miss all of it. We just can't visit it enough to justify owning it, but lives are simply too busy and too focused elsewhere for us to use a weekend house."

Secluded Town Living

One of the major attractions of the property is its unrivalled position. The property is located in a select and exclusive development of similar conversions, and the surroundings are quiet, secure and private, but at the same time just a short walk away from all the town has to offer.



Fakenham is a sought-after market town with a wide range of amenities including supermarkets, cafes, shops, pubs and a cinema, and there's also the added benefit of the surrounding countryside, the famous Fakenham Racecourse and, of course, its close proximity to the North Norfolk coast.

Luxury Living

When it came to converting the chapel, the developers had the opportunity to start with a blank canvas as there was a single and substantial interior space to work with. "We were determined to maintain the character of the building during the renovation," they said. "And the vaulted galleried landing, polished concrete floor and underfloor heating really enhances the contemporary feel of the house – it's the perfect blend. We have ensured the property has been thoroughly insulated up to new house building regulations," they said.

"The beams upstairs create a great atmosphere and listening to our kids play the piano is wonderful because of the open plan acoustics," the current owners said. "All the rooms are lovely. The master bedroom suite is enormous – I've lived in houses that were smaller!"

Unique Design

With the two large imposing arched windows on the front elevation, one enters through the centrally positioned front door to be immediately greeted by an impressive pair of antique doors which were reclaimed from an Eastern European castle. Immediately in front is the main living accommodation, an area which the original developers divided into two sections; the sitting/dining area and a kitchen breakfast area, and within this area a turning staircase takes one to the first floor vaulted galleried landing. There is polished concrete flooring underfoot throughout the living space on the ground floor.

The sitting/dining area is dual aspect with double glazed sash windows to the rear, and the front looking out to the front garden. A large freestanding glass fronted wood burner stands to one end of this room. The dining area has a double-glazed sash window to the rear and is open plan to the kitchen breakfast area where a double-glazed sash window is to the front. The kitchen is fitted with a good range of wall mounted units, a double butler sink unit with mixer tap over, solid woodwork surfaces and upstands with a range of drawers and cupboards below. Fitted appliances include dishwasher and a range-style cooker with splashback and electric extractor hood over. There is a large cooking island with solid woodwork surface, a further range of drawers and cupboards below, and the work surface extends to create a breakfast bar.

In addition to the feeling of space that the ground floor offers, perhaps the next most impressive feature is the galleried landing, over which is the vaulted and beamed ceiling. Upstairs are four very generously sized bedrooms including the master bedroom suite with adjoining dressing room and en suite, two further bedrooms which are both en suite, and a family bathroom, all with the benefit of the feature of beamed ceilings.









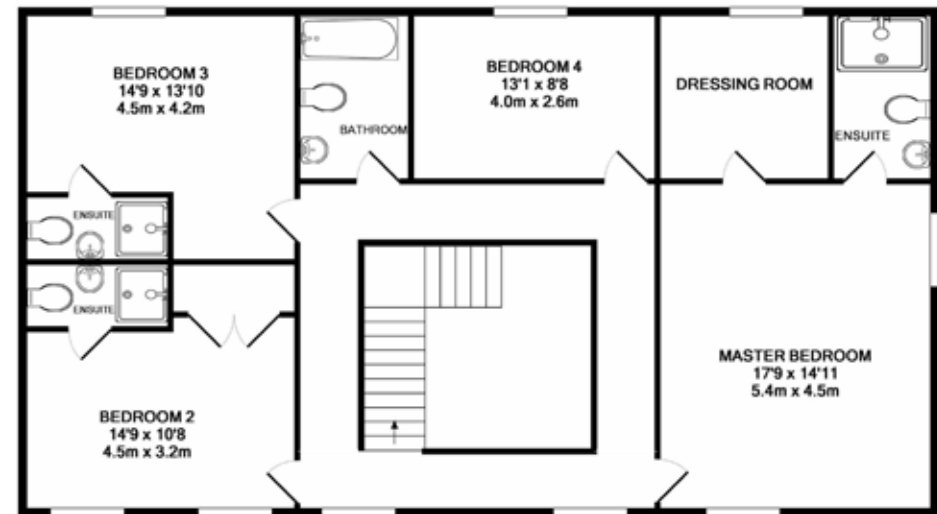








GROUND FLOOR
APPROX. FLOOR
AREA 1338 SQ.FT.
(124.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1319 SQ.FT.
(122.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 2658 SQ.FT (246.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and 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 © 2018

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





Outside

The property is approached via Chapel Court over a shared tarmac driveway to two private parking spaces and a gate providing access to the front garden which is lawned with a paved pathway. "The south facing garden is small but ample for the property, very easy to look after, and has everything you need for a town garden. There is a small summer house and nice patio area, and some lawn and nice trees. There is gravel parking for one big or two small cars."

On Your Doorstep...

Fakenham is a popular market town due to its situation between Norwich and the North Norfolk Coast and has a wide variety of shops, pubs and restaurants, the well-known Thursday Flea Market and the Fakenham Racecourse, Golf Course and Leisure Centre. Having both the countryside and the coast so conveniently placed with a good shopping centre and popular schools makes this a particularly convenient location.

How Far Is It To?...

Fakenham is an historic market town which still hosts a popular market on a Thursday. Fakenham itself lies within 26 miles of Norwich City Centre offering a range of cultural and leisure facilities. Norwich has an International Airport with flights to many destinations and a train station with services direct to London. The beautiful North Norfolk Coast, an area of outstanding natural beauty, is a short drive away.

Services

GFCH, Underfloor Heating
Mains Water & Drainage
North Norfolk District Council
Council Tax Band F

Tenure

Freehold



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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THE FINE & COUNTRY
FOUNDATION

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