



2 The Old Chapel  
St. Andrews Park | Thorpe St. Andrew | Norfolk | NR7 0GG

# A HEAVENLY HOME



“A converted chapel, finished with flair, this home is a true one off. It’s been sensitively designed and perfectly finished to showcase the size and character of the building, whilst also creating a home that’s perfect for modern lifestyles.

Spread over three floors and ideal for family life or social occasions, it’s hugely versatile.

The lovely views and lush green surroundings add to the appeal, as does the superb setting, close to the city, the Broads, the countryside and transport links.”



# KEY FEATURES

- A stunning Grade II Listed Victorian Chapel Conversion situated on St Andrews Park in Thorpe St Andrew
- Four Bedrooms; Two En Suites; Main Bathroom
- The Principal Mezzanine Bedroom has Beautiful Views
- Mezzanine Study Area and Large Balcony
- Large Open Plan Reception with Kitchen and Separate Utility Room
- Stunning Character with Arched Windows, Timber Ceilings and Wooden Asp
- Four Parking Spaces
- Communal Gardens with Kitchen Garden and Play Area
- The Accommodation extends to 2,408sq.ft
- No EPC Required

This is a home on a very grand scale with plenty of wow factor, yet it's also very comfortable and welcoming. Walking distance from the river, the gym, restaurants, shops and more, it's well placed for easy access into the city centre, by car or bus, and close to the A47 and Broadland Northway.

## Georgian Grandeur

The former chapel sits on St. Andrew's Park. It was originally a hospital, built between 1811 and 1814, expanded in the late 1850s and modernised around 1890. During the First World War, it was the Norfolk War Hospital for military casualties and in World War Two was used as a hospital for refugees, evacuees and civilians. When the hospital closed in 1998, it was converted into private housing. As the buildings are of historical importance, they're Grade II listed, which means the development has been very carefully completed, preserving the magnificence and character of the former hospital. This care extends to the surroundings, so there's abundant green space and well-kept communal gardens for residents, including a kitchen garden and children's play area.

## Features Showcased

Being part of the chapel, this is one of the finest homes on the park, as impressive within, as it is at first glance. The towering arched windows are majestic and the conversion has been designed to showcase them at full height. On the ground floor, there are two double bedrooms and a family bathroom with separate bath and shower. One of the bedrooms is massive and has a large en-suite.





# KEY FEATURES

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## Style And Space

On the first floor, there's another bedroom and a magnificent open plan living area with kitchen. There's so much space here that you can easily fit a large dining table as well as your sofas, and it's perfect for social occasions and a great place to hang out. The owners have hosted many parties here. In summer, you can open the door to the balcony and spill out, making the most of the views down the gardens. Above the guest room, you'll find a mezzanine study, ideal for tucking yourself away when working from home, or for teens doing homework. Another staircase leads to the spectacular master suite. This mezzanine bedroom has a large en-suite and benefits from the beautiful views framed by those tall, full-height windows. It also means the room is filled with light.

## A Welcoming Place

One of the big advantage of life on the park here is the community. While it's peaceful, people are also friendly. The current owners have a book club with neighbours and also visit the gym with friends living on the development. You have plenty of green space around and lots of cycle paths. You can walk down to the marina (the owners have a mooring here, which is very convenient) and take your boat to the city centre or out into the Broads. Whitlingham is within easy reach, as are Thorpe Marshes. Regular buses head past the end of the road, so children can make their own way to school in the city. The local schools are highly regarded and the high school is walking distance – around a mile away. There are supermarkets, coffee shops, a gym and spa, restaurants and more very close by too. Thorpe Rivergreen is a popular spot and some of Norwich's most popular takeaways and pubs are found in this area.

































# INFORMATION

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## On The Doorstep

The property lies approximately 3 miles east of the city of Norwich on the sought after St Andrews Park development of the former St Andrews hospital site in Thorpe St Andrew, close to the river, proximity to shops, supermarkets, a selection of schools covering all age groups and a selection of public houses. The centre of Norwich is only a ten minute drive away and the A47 southern bypass and mainline railway station within easy access.

## How Far Is It To?

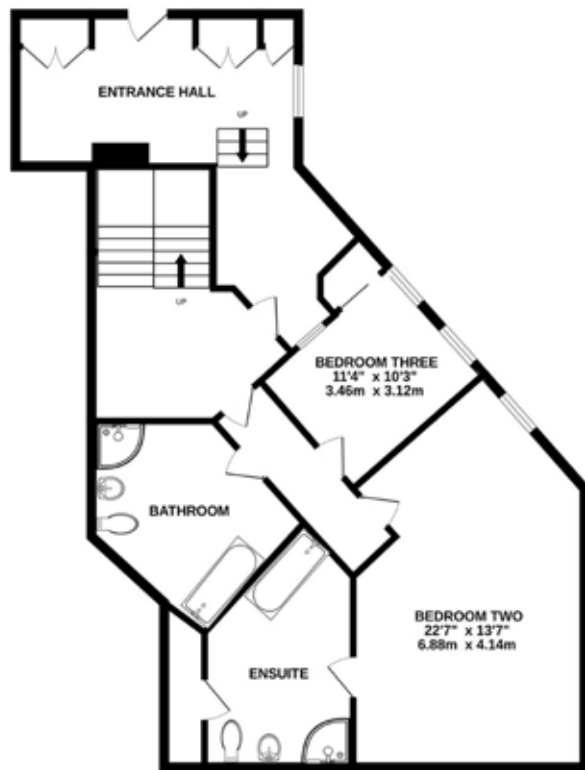
St Andrews Park is within easy reach of the international airport found to the north of Norwich and the mainline train station, with links to London Liverpool Street. The city offers all you would expect of the county capital, with a wide range of cultural and leisure facilities and a variety of good schools both in the public and private sectors. From the A11 Newmarket Road, Cambridge lies approximately 60 miles to the south west and Newmarket 47 miles. Wroxham is less than 6 miles away and there you can explore the Norfolk Broads.

## Directions

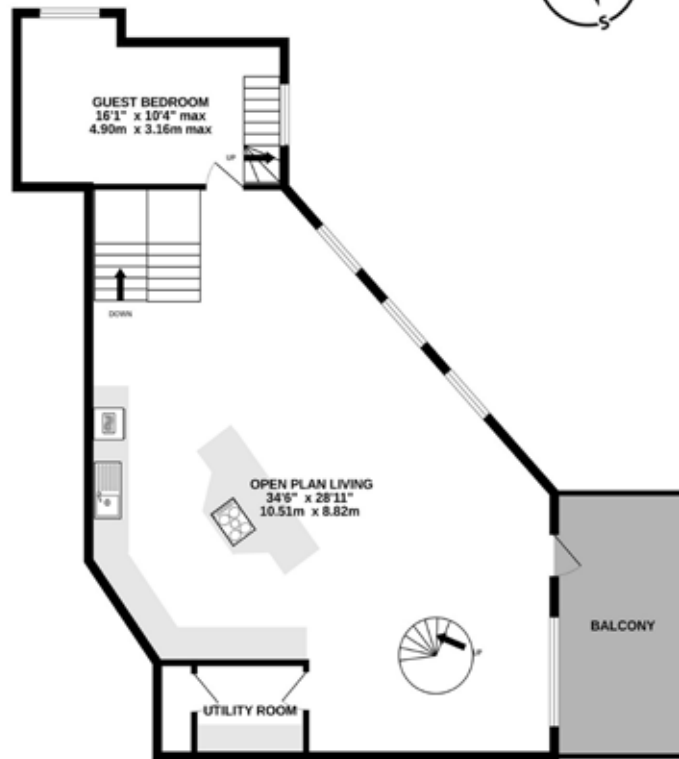
From Norwich city centre head east along the Thorpe Road adjacent to the railway station. At the signs for Thorpe St Andrew, at the Harvey Lane junction travel straight on continuing along the Yarmouth Road, bearing right at the mini roundabout. Upon reaching the next roundabout take the third exit into St Andrews Park, bear left passing the visitors car park on your left. As the road bears to the right follow this around and The Old Chapel will be found on the right hand side.

## Services, District Council and Tenure

Gas Central Heating, Mains Water, Mains Drainage  
Broadland District Council – Council Tax Band E  
Ground Maintenance and Service Charge is currently £600.00 per year  
Freehold



GROUND FLOOR  
936 sq.ft. (87.0 sq.m.) approx.



1ST FLOOR  
962 sq.ft. (89.4 sq.m.) approx.



2ND FLOOR  
509 sq.ft. (47.3 sq.m.) approx.

TOTAL FLOOR AREA : 2408 sq.ft. (223.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. [www.norfolkpropertyphotos.co.uk](http://www.norfolkpropertyphotos.co.uk)  
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