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THE STORY OF

# The Chapel

*Hindovleston, Norfolk*

SOWERBYS

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# The Chapel

63 The Street, Hindolveston,  
NR20 5DA

Striking Period Building

Brick and Flint Elevations

Expertly Converted

Original Features such as Sash Windows

Four Bedroom Options

Contemporary Living Space

Fusion of Old and New

Ideal Second Home or Holiday Let

Low Maintenance Garden

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“...originally built in the early 19th century and boasts some outstanding original features...”

An exquisite Grade II listed chapel conversion which strikes a wonderful balance of period elegance, local history and modern contemporary living.

This former Methodist Chapel was originally built in the early 19th century and boasts some outstanding original features such as ornate sash windows, brick and flint elevations, and high ceilings.

Following an extensive and skilful conversion project back in 2017, the property offers a stunning contemporary living space encased in a striking period building.

The ornate original features have been carefully preserved and now provide a unique fusion of old and new.

The accommodation is centred around a dramatic double-height living space, which is dedicated to the open-plan sitting room, kitchen and dining area. From here you can walk through to a study area and two en-suite bedrooms, both with direct access to the formal gardens.

Further ground floor accommodation includes a reception hall, optional fourth bedroom/study and a shower room.



The first floor houses a further, feature packed bedroom, with glazed panels overlooking the living area, and an ensuite bathroom.

To the front of the property is an attractive, courtyard garden featuring a paved terrace enclosed by ornate wrought iron railings and a pedestrian gate leads to the front door. On the east elevation is a paved walkway flanked by attractive shrub beds and this leads down to the low maintenance rear garden area.

The charming rear garden offers an extensive paved sun terrace and lawn with shrub and flowering borders. One side is enclosed by a picket fence, the other by a wrought iron railing.

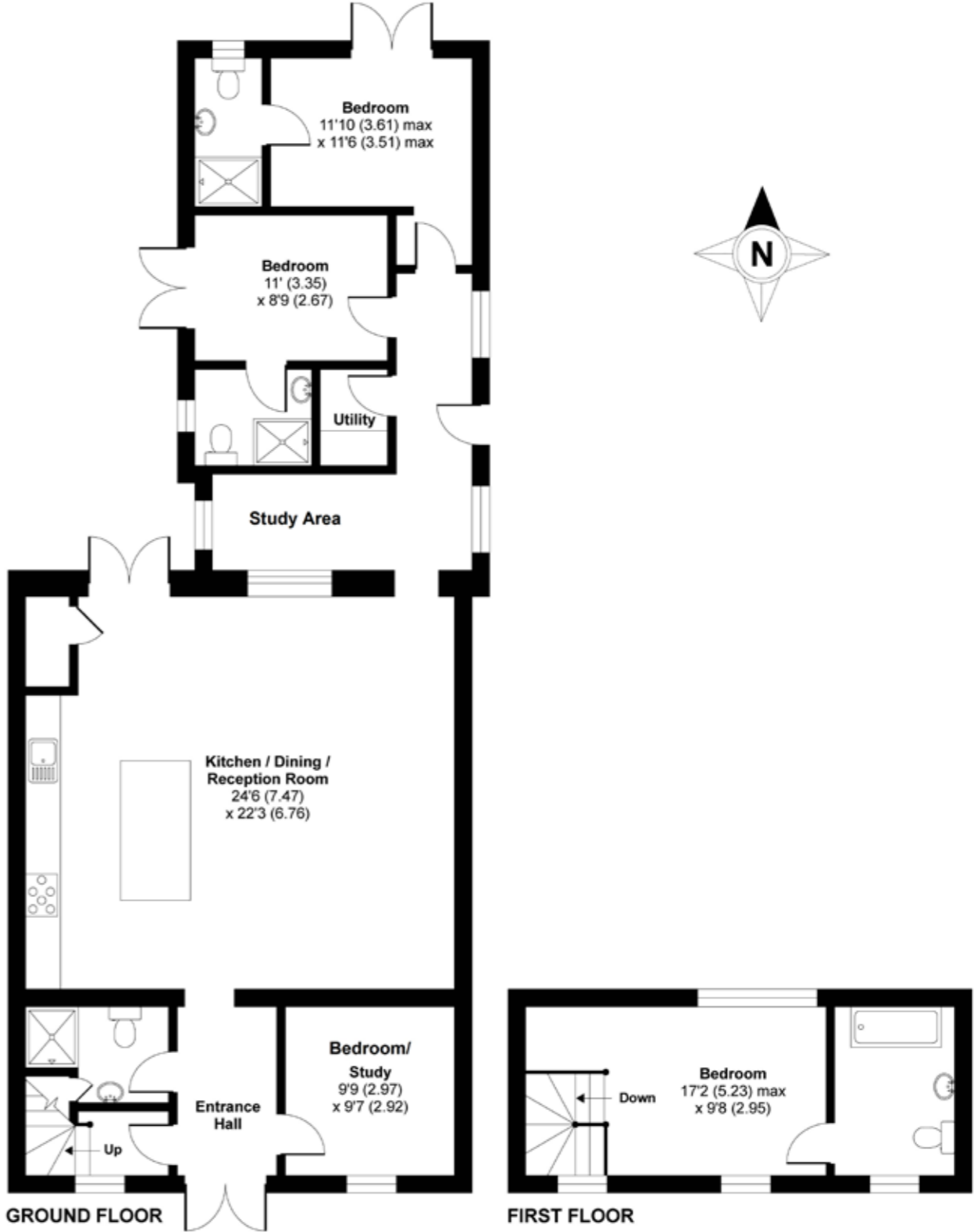
“The village of Hindolveston is very friendly and peaceful, plus it’s close to lots of lovely walks and beaches.”

Located in the delightful village of Hindolveston, and convenient for the north Norfolk coastline, this unique home is the ideal main residence or second home/holiday let. The property has been successfully ran as a lucrative holiday for around five years and financial information is available on request.





APPROX. GROSS INTERNAL FLOOR AREA 1527 SQ FT 141.8 SQ METRES



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 main living area at The Chapel.

“The main living area is spectacular, with very high ceilings and is perfect for entertaining.”

THE VENDOR



## SERVICES CONNECTED

Mains water and electricity. LPG gas fired central heating. Drainage via septic tank.

## COUNCIL TAX

The property is currently un-banded due to being registered as a Holiday Let.

## ENERGY EFFICIENCY RATING

C. Ref:- 6830-5230-3009-0989-0226

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: ///hormones.author.degrading

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# SOWERBYS



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