



THE STORY OF

Chapel House

Botesdale, Norfolk

SOWERBYS



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Chapel House

Botesdale, Norfolk
IP22 1BU

Stunning Setting with Church Backdrop

Abundance of Period Detailing and Character

Two Superb Reception Rooms

Well-Fitted Kitchen Breakfast Room

Utility, Cloakroom and Cellar

Three First Floor Bedrooms, En-Suite
Option and Separate Study/Bedroom

En-Suite Shower Room and Family Bathroom

Three Attic Bedrooms and Bathroom

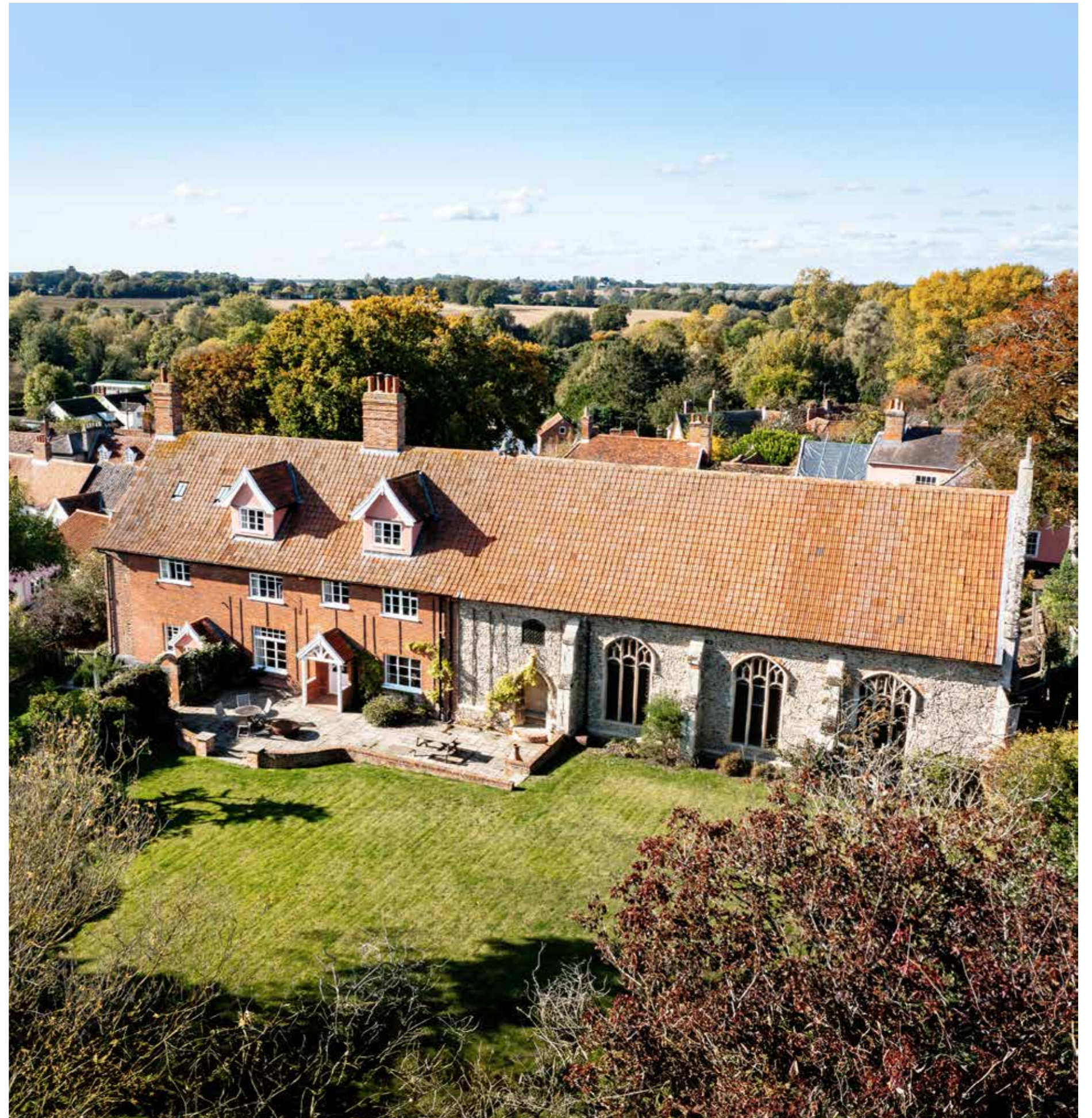
One Bedroom Annexe and Garage

Beautiful Grounds and Fine Views of the Church

SOWERBYS NORWICH OFFICE

01603 761441

norwich@sowerbys.com





Originally founded as a Grammar School by Sir Nicholas Bacon in 1576 on earlier foundations, possibly those of a late 14th or early 15th-century chantry chapel, Chapel House is steeped in history, character, and charm. Today, it has been lovingly and sympathetically restored to create a remarkable home. Set on an elevated plot and sheltered by a tree belt at the front, the property offers privacy and a serene atmosphere.

The accommodation is generously proportioned, with the elegant drawing room being a true highlight. Its superb ceiling heights, striking exposed brick fireplace, and wood-burning stove create a warm and inviting ambiance. A historic feature of the room is the original opening to the church, now displayed though no longer in use. The versatile dining room has proven perfect for both dinner parties and as a children's playroom, making it adaptable to a variety of family needs.

The hand-painted kitchen is ideal for everyday living, with the warmth of the AGA stove and a sociable island unit at its heart, while still offering space for a dining table. As expected in a home of this stature, there is a well-appointed utility and laundry room, a cloakroom, and access to the cellar, which is ideal for wine enthusiasts.





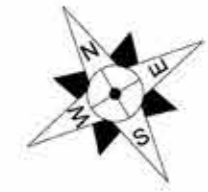
Upstairs, the first floor accommodates three generously sized bedrooms, each with subtle historical touches such as exposed timbers and oak flooring. A modern, well-fitted bathroom and an en-suite shower room enhance the convenience of one of the bedrooms, and for those in need of an additional bathroom, just off the principle bedroom is a room that already has plumbing in place. In addition there is a study/bedroom.

The second floor includes three bedrooms, one of which boasts a vaulted ceiling. Additionally, there is a bathroom on this level, along with ample storage in the boarded loft space above.



Outside, ample parking and access to the garage are available, alongside a charming one-bedroom annexe featuring an open-plan sitting room and kitchen, a shower room, and a first-floor bedroom. This annexe has proven to be a successful rental opportunity. The well-established gardens include a sweeping lawn framed by the breathtaking backdrop of the adjoining St Botolph's Chapel of Ease, a variety of mature trees, and a large terrace ideal for summer garden parties. The front of the house features a beautifully landscaped lawn with a meandering pathway leading to the striking dusky pink façade and welcoming entrance door.





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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Botesdale

VILLAGE LIVING WITH HERITAGE,
CHARM, AND CONNECTION

Botesdale is a scenic village about 6 miles from Diss, 25 miles from Norwich, and 16 miles from Bury St Edmunds. It merges seamlessly with the neighboring village of Rickingham along the B1113, forming a single, closely-knit residential area.

With roots dating back to at least 1381, Botesdale has a rich history, once serving as an important stop for 17th and 18th-century coaching routes. The Bell Inn, a former coaching stop in Rickingham, is a local landmark, while St Botolph's Church, a Grade II* listed building from the 15th century, reflects the village's medieval heritage.

The village offers local shops, the Botesdale Health Centre, and St Botolph's Primary School, which serves over 200 pupils. The school was established in 1994 after the merger of two older Victorian-era schools. Residents enjoy a strong community spirit, bolstered by local services and the village's peaceful rural environment.

Botesdale is connected via the B1113 and served by local bus services. The A143 bypass reduces traffic through the village, making it quieter, while nearby train stations in Diss and Bury St Edmunds offer further transport options.

With its blend of historical charm, rural tranquility, and modern amenities, Botesdale is an ideal location for families and individuals seeking a peaceful countryside lifestyle with easy access to larger towns.



Note from Sowerbys



“Set on an elevated plot and sheltered by a tree belt at the front, the property offers privacy and a serene atmosphere.”



SERVICES CONNECTED

Mains water, electricity and drainage. Heating via wood pellet boiler and solar.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

An Energy Performance Certificate is not required for this property due to it being Grade II listed.

TENURE

Freehold.

LOCATION

What3words: ///zapped.extension.intrigues

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SOWERBYS

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Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

