



The Old Chapel
Fersfield | Norfolk | IP22 2BL

COUNTRY CHAPEL



This former chapel, now a four-bedroom home, occupies an ideal and enviable edge-of-village location, meaning peace and quiet, and far-reaching country views. You'll be as private as you wish although, in one of Norfolk's friendliest villages, you certainly won't be isolated.



KEY FEATURES

- Charming Detached Former Chapel
- Not Listed
- Fabulous Far Reaching Farmland Views
- Wonderful Open Plan, Light and Airy Accommodation
- Three First Floor Bedrooms and Ground Floor Bedroom/Study
- Excellent Sitting Room and Dining Area
- Well Fitted Kitchen With Quartz Work Surfaces
- Ground Floor Bathroom and First Floor Jack and Jill Bathroom
- Charming Gardens With Thatched Tiki Hut
- Plenty Of Off-Road Parking, Large Single Garage

A pair of swan neck gates screens the chapel from the road. Behind them, a gravel drive offers plenty of parking in addition to the covered car port to the right. The peach-pink chapel can be entered via numerous doors along its southern elevation as well as via a kitchen door near the car port. As you'll discover, there's a great deal of flexibility in how traffic flows into and around the property depending on how you use the space.

Step Inside

A small lobby leads directly into the main cavity of the building, and the sociability of the space is immediately apparent. The absence of a hallway means that most of the ground floor is joined together into one open-plan area albeit with gentle delineations. Oak flooring, as practical as it is elegant, and fresh white walls unite these expansive spaces. There's room for a crowd in the sitting room, which can be informally divided into smaller areas due to its L-shape. An oil-burning stove – offering all the appeal of its wood-burning alternative but without the trouble and mess – occupies the original end wall of the chapel where brick pillars and oak beams can still be seen. And just next to the stove is a delightful and poignant little cubbyhole which still contains such accoutrements as the minister's shoe polish, an original feature so unique that it has been left in situ by all previous owners. The central staircase is a clever piece of design which does more than simply permit access to the first floor. While you can walk right around it, giving the ground floor a pleasing circular layout, it also screens off the dining room, making a cosy but not enclosed spot for the diners. On the sitting room side, meanwhile, the staircase is open underneath, thus retaining lateral dimensions. Another wide archway from the dining room leads into the kitchen which is situated in an addition to the side of the original chapel. Another oil-burning stove on the threshold between the kitchen and dining room means the feature can be enjoyed in both rooms. Built just three years ago, the kitchen is an exercise in simplicity and timeless design. Stone coloured shaker units support a gleaming white quartz worktop on three sides. So much storage is here that few wall units are needed, keeping the space bright and open. Two electric ovens and a wide propane-fired hob will be good news for the keen cook.

Annexe potential





KEY FEATURES

Built around 1860, the chapel has been extended and altered numerous times yet still offers further potential for expansion or adaption. In addition to the kitchen addition, there is a further extension at the other end of the building comprising a study (or bedroom) and a shower room. Although these two areas are currently accessed independently through the main chapel, you might consider moving some internal doorways to make an entirely separate annexe with its own garden entrance. Beyond is the garage and utility which might be developed into a kitchen for this possible annexe.

Upstairs

The construction of large dormers on either side of the chapel roof made possible three double bedrooms, the largest of which enjoys windows in both directions. Country views from up here will be an enduring pleasure, no matter what the time of year. A jack-and-jill shower room supplies all three bedrooms, doubling as an en-suite to the master.

Plenty of Storage

A great house is nothing without storage, surely, and this one delivers decisively. All three bedrooms come with built-in cupboards and shelves while downstairs is a large walk-in closet next to the bathroom. There are also not one, but two, attics; one above the downstairs bedroom which is simply in need of boarding and a larger one, boarded, above the upper floor bedrooms.

Outside

With three sets of French doors and two single doors, this is a house that will come into its own on warmer days when you can blur the indoor-outdoor boundary. The wrap-around garden means that you'll always find a spot in the sun, whether that's with coffee in the small gravelled courtyard outside the kitchen or with an evening glass of wine on the terrace enjoying the sunset over the fields behind. Most of the garden in this unusual triangular-shaped plot is, happily, oriented to the south-west. The owners have planted with care, including dahlias, echinacea and a very special rose garden underneath the central silver birch tree. The farthest corner from the house is given to a vegetable plot where raised beds are sheltered by hedging.

Shed and tiki hut

A thatched open-sided tiki hut makes a delightful summer workspace, fitted as it is with WiFi, ethernet and lighting. At the end of the working day, it makes an ideal dining room for eating alfresco. Across the lawn, the shed is of a generous size and includes a fully fitted workshop with electricity and USB points, a hobbyist's dream come true.

















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INFORMATION



On The Doorstep

A small settlement but one with a big heart, Fersfield is a friendly and very welcoming community with a church that organises regular social events. Footpaths are all around – welcome news for walkers and dogs – and you can walk to nearby Kenninghall, a larger settlement a couple of miles away with a pub, shop and primary school.

How Far Is It To

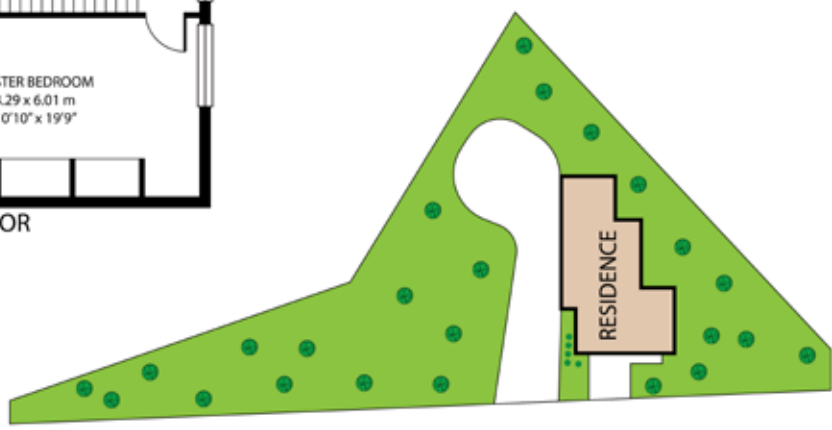
In 12 minutes by car, you can be in Diss with its supermarkets, boutique shops and Corn Hall arts venue. Trains run from here on the London to Norwich mainline, reaching Liverpool Street in as little as one hour and 21 minutes and putting you in commuting distance of the capital. Beautiful Bury St Edmund's and the city of Norwich are both within an easy 40-minute drive.

Directions - Proceed from the market town of Diss along the A1066 in a westerly direction passing through the villages of Roydon and Bressingham. Take a right hand tann signposted Fersfield and follow the road into the village. The property will be located on the left hand side.

What Three Words Location Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... [/// //truffles.acre.neon](https://www.threewords.com/)

Services, District Council and Tenure

Oil Fired Central Heating, Bottled Gas for Hob
Mains Electricity, Water & Drainage
Broadband Available –please check www.openreach.com/fibre-checker
Mobile Phone Reception - varies depending on network provider Please see www.ofcom.org.uk - to check
South Norfolk District Council - Tax Band C
Tenure: Freehold



The Street , Fersfield, Norfolk, IP222BL

TOTAL APPROX. FLOOR AREA 164 SQ.M-1,769 SQ.FT

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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Agents notes: All measurements are approximate 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.

Energy Efficiency Rating		Current	Potential
<small>Energy efficiency class - scale (energy costs)</small>			
(91-100)	A		
(81-90)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<small>Net energy efficient - light-tinting costs</small>			
			81
		81	

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