



St. Withburga's  
Norwich Road | Dereham | Norfolk | NR20 3AX

FINE & COUNTRY

# PREACHING TO THE CONVERTED



This remarkable converted chapel named after St Withburga, believed to date back to the late 19th Century is a true one-off, retaining stunning original features including gothic windows and magnificent vaulted ceilings with exposed roof timbers.

Outside there is a fully enclosed private garden, a detached brick-built garage, and a shingled drive to the front providing off-street parking for several vehicles.

This property cannot fail to impress, combining so many wonderful character features with spacious modern accommodation.



# KEY FEATURES

---

- A Magnificent Conversion of a Brick & Flint 19th Century Chapel situated in the Market Town of Dereham
- Four Double Bedrooms; Family Bathroom & Downstairs Shower Room
- Kitchen/Breakfast Room with Separate Utility Room
- Stunning Vaulted Living Room and Separate Study/Snug
- Spacious and Versatile Accommodation with Many Character Features Retained including Gothic Windows and Vaulted Ceilings with Exposed Timbers
- Fully Enclosed Private Garden
- Garage & Workshop plus Plenty of Parking
- The Accommodation extends to 2,382sq.ft
- Energy Rating: D

Located within the highly regarded historic market town of Dereham in close proximity to schools and a broad range of amenities, this remarkable converted chapel named after St Withburga is a true one-off. Believed to date back to the late 19th century, it retains numerous stunning original features including gothic influenced windows and magnificent vaulted ceilings with exposed roof timbers. "The property was originally the chapel for the girls' school – now called Neatherd High School. It was kept by the school for a number of years and then converted into a residential property around 2008," the present owners explained.

## Unique Character

Asked what first drew them to the property, the owners said, "The character of the property attracted us to it and the fact that it is a converted chapel. We've owned it since 2020, and during our time there have had tiling done in both the kitchen and utility, and new carpets laid throughout. We've also had the hall floor tiled, renovated the downstairs bathroom and completely repainted and wallpapered throughout the property. The maximalist décor is very different but we love it and the chapel pulls it off!"





# KEY FEATURES

---

## Exploring Inside

Entering through the front door, one steps into the light and airy hallway with a tiled floor and a staircase leading to the next floor. The living accommodation is versatile and beautifully presented throughout, comprising an open plan kitchen/breakfast room with a highly specified fitted kitchen and an adjoining utility room, bedroom, study/snug and a breathtaking triple aspect living room with vaulted ceilings and wood-burning stove. Upstairs offers three further double bedrooms and a well-appointed family bathroom, all of which are arranged around a beautiful galleried landing.

## Favourite Spaces

When discussing what makes their home so unique, the owners talked about the large kitchen which is ideal for cooking and entertaining, the double height living room, and the amazing character features such as the exposed beams. "We love the downstairs bathroom which suits the house so perfectly with its Victorian decor." And the living room is one of their favourite spaces at the property. "At Christmas you cannot beat it with the fire on and a glass of wine. We've had many enjoyable Christmas parties here. It is the perfect home for entertaining. Historically, the chapel would have been an integral part of the community for people to gather and socialise, and we have maintained that in a way with our entertaining! It is the place where we all meet as a family."

## The Outside

Outside there is a fully enclosed private garden, a detached brick-built garage, and a shingled drive to the front providing off-street parking for several vehicles. "We have a wraparound garden which gets the sun all day in different areas and has a lovely space for a barbecue. There are lots of different plants in the beds but they are easy to maintain." The fully enclosed rear garden has been landscaped with flower beds and borders with gravelled areas, and enjoys a good degree of privacy. The garage has a shed behind it, and a useful storage space above the garage.

## On Leaving

When asked what they will miss about their home, the owners replied, "All of it!! I will miss cooking in my amazing kitchen, and we will also miss holding our renowned Christmas Eve party in the living room. My partner will miss the garage, but I think what I will miss most is pulling up to the house after a long day at work and thinking "wow", this is our home."

































# INFORMATION

---



## On The Doorstep

"We have good access to local amenities with shops only half a mile walk from us," the owners said. A popular and sought-after market town in the heart of Norfolk, Dereham offers a wide range of shops, restaurants and cafes, in addition to museums, a cinema, a leisure centre, golf course and the schools within the town. "Neatherd High School is a few doors down, and we are well positioned for schools in both Dereham or Norwich." For nature lovers, there are some wonderful walks on the Neatherd Moor and the Vicarage Meadow, both a short distance away. "The moor is behind the house which is lovely for long walks with the dogs. Dereham windmill is also only a five-minute walk away where there is also a café." Further afield are the ruins of the Saxon Cathedral at North Elmham, the wildlife and dinosaur parks, and Thetford Forest Park. A designated Area of Natural Beauty, The North Norfolk coast with its celebrated beaches is approximately twenty-five miles by car while the cathedral city of Norwich is approximately seventeen miles by car with an international airport and a mainline rail link to London Liverpool Street. "Conveniently, there is a bus stop to Norwich outside the house."

## How Far Is It To?

With easy access on to main trunk roads into Norwich, King's Lynn and out of county areas. Dereham can be found 12.5 miles south of Fakenham and 18.5 miles west of Norwich. Often described as the gateway to the north Norfolk coast, the thriving market town of Fakenham offers the famous Fakenham Racecourse, Pensthorpe nature reserve and woodland conservation park, and the Thursford Collection with its famous Christmas Spectacular right on its doorstep.

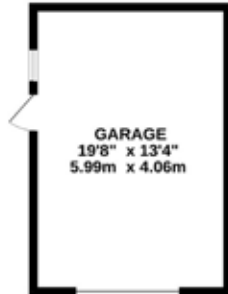
## Directions

Leave our Fakenham office on the B1146 passing through the villages of Testerton, East Bilney and Beetley. Turn right onto Holt Road/B1146 and then immediately left and continue onto Northgate, Cemetery Road and Kings Road. Turn left onto Neatherd Road and then this road turns slightly right and becomes Crown Road. Turn left onto Norwich Road and the property will be found on your left hand side.

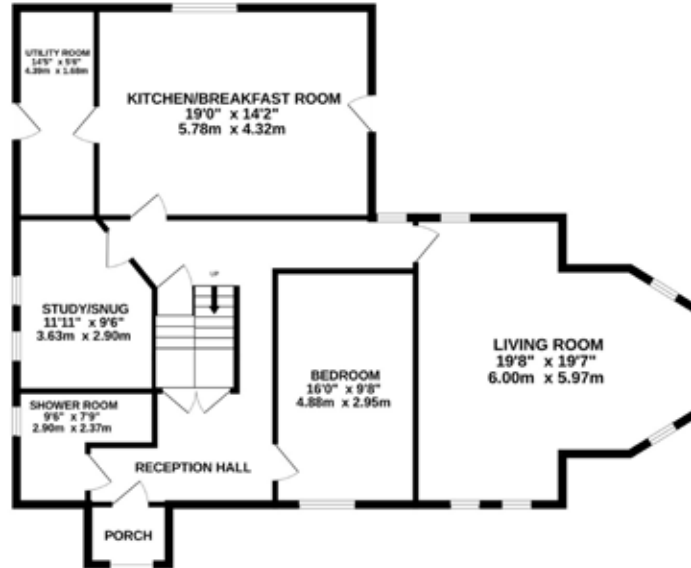
## Services, District Council and Tenure

Gas Central Heating, Mains Water, Mains Drainage  
Broadband Available - please see [www.openreach.com/fibre-checker](http://www.openreach.com/fibre-checker)  
Mobile Phone Reception - varies depending on network provider  
Please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)  
Breckland District Council - Tax Band E  
Freehold

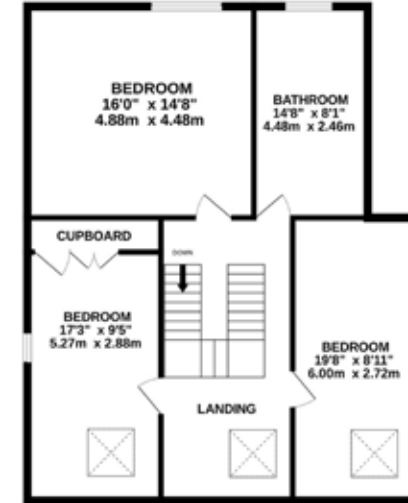
GARAGE  
262 sq.ft. (24.3 sq.m.) approx.



GROUND FLOOR  
1222 sq.ft. (113.5 sq.m.) approx.

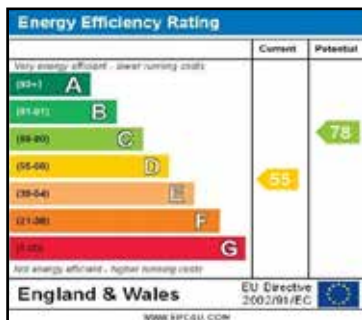


1ST FLOOR  
809 sq.ft. (75.5 sq.m.) approx.



TOTAL FLOOR AREA : 2382 sq.ft. (221.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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 ©2024



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.





# FINE & COUNTRY

---

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

THE FINE & COUNTRY  
FOUNDATION

Fine & Country Foundation, charity no. 1160989

Striving to relieve homelessness.

To find out more please visit [fineandcountry.com/uk/foundation](https://fineandcountry.com/uk/foundation)



follow Fine & Country Fakenham



Fine & Country Fakenham  
11 Bridge Street, Fakenham, NR21 9JG  
01328 854190 | fakenham@fineandcountry.com

