



Chapel House
High Road | Bressingham, Diss | Norfolk | IP22 2AT

DREAM HOME WITH A DIFFERENCE



Recently renovated and converted this circa 1900s unlisted chapel has been artfully restored into a comfortable, cosy home. With three bedrooms, two bathrooms and a stylish contemporary ground floor this is a dream house with a difference, in a great location, rural yet well connected.



KEY FEATURES

- Superb Conversion Of Methodist Chapel
- Wonderful Attention To Detail
- Some Original Features
- Contemporary Accommodation
- Three Excellent Bedrooms
- First Floor Shower Room and Ground Floor Bathroom
- Superb Sitting Room With Huge Windows
- Very Fine Fitted Kitchen Breakfast Room With Island Unit
- Useful Utility Room and Cloakroom
- No Onward Chain

This restoration has embraced the heritage of the chapel, used previously as a place of worship, a market place and also Sunday school. With the ancient beams, interesting architecture and even a refurbished freestanding pulpit, perfect for those after dinner speeches, you are constantly reminded of who has gone before you here. Yet the conversion has transformed this building into a home for all – whether professional couple, retirees, a family or a lock up and leave holiday let, this property offers it all.

Step Inside

A dramatic entry awaits you here as you step into a statement entrance hall, with real atmosphere. You then enter an impressive open plan sitting dining room, with log burner, and proceed to an internal hallway which has a generous family bathroom on the right and door ahead to the fabulous kitchen with bifold doors to the courtyard garden. Off the kitchen is the cloakroom and a useful utility area, great for boots, muddy paws after country walks.

New For Old

The current owners spared no expense in this renovation, and in spite of its age the chapel is unlisted which allowed flexibility and creativity to flourish. The slate and pantiles roof were completely stripped and replaced in 2021, and electric under floor heating throughout the ground floor, with radiators on the first floor installed too. The windows were replaced with timber framed, double glazed lead-weighted sash windows to complete the look. The sensitive restoration project has maximising space making modern living possible. The kitchen, with limewashed original red brick wall, blends ancient and modern making cooking a dream, with large induction hob with pop up extractor fan, double fan oven, built in microwave and wine cooler - a great party space with seating for 6 people too. The boutique hotel styled downstairs bathroom boasts large shower as well as wonderful bathtub - a real treat - and has plenty of room for bathing children.





KEY FEATURES

Let There Be Light

With many of the rooms here benefitting from dual aspect windows this is a bright airy home. The generous open plan living dining room has windows facing east and west, so whether you prefer a morning cuppa or a peaceful glass of wine in the evening sun, you can choose your spot. This is also a cosy room in winter with the top of the range log burner plus underfloor heating warming the room in just one hour. The large kitchen is dual aspect and has huge bifolding doors leading to the courtyard garden, perfect for barbecuing and alfresco dining and making the outside space feel bigger. The original chapel arched windows have been retained and offer a nod to this building's heritage whilst providing light into the stylish home it has become.

Exploring Upstairs

From the internal hallway a stunning oak and glass staircase, positively swathed in light from wall and roof window lead you to three charming bedrooms, one currently used as a dressing room but could easily be a home office or nursery. Here there is room for all the family and another chic shower room. All three bedrooms offer roof windows again, affording plenty of light even on a dull day.

Step Outside

An ample gravel driveway offers off road parking and at the rear of the home a cute west facing courtyard garden terrace is ideal for entertaining, whether a weekday lunch, a drink after work or cooking dinner on the barbecue. On the other side of the house is a log store and hard standing for bins, and the original outside toilet has been converted to a practical shed for tools, bikes etc.

On The Doorstep

Bressingham has the benefit of rural charm combined with great wider connectivity. The village has a shop, primary school and an active village hall (shared with nearby Fersfield) offering a variety of events and special interest clubs catering for all ages. There is even a pantomime produced by the local amateur dramatic group. Nearby is a Garden Centre with café and of course the famous Bressingham Steam Museum and gardens.

























INFORMATION



How Far Is It To....

The busy market town of Diss is less than three miles away offering train station, supermarkets, boutique shops, doctors' surgery, dental practice and The Corn Hall arts centre. From Diss station, fast and frequent trains depart for London, Norwich and Cambridge.

Directions

The property is located on High Road, Bressingham almost opposite the village shop.

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... [///sniff.intent.tiling](http://sniff.intent.tiling)

Services, District Council and Tenure

Electric Central Heating & Underfloor Heating

Mains Drainage

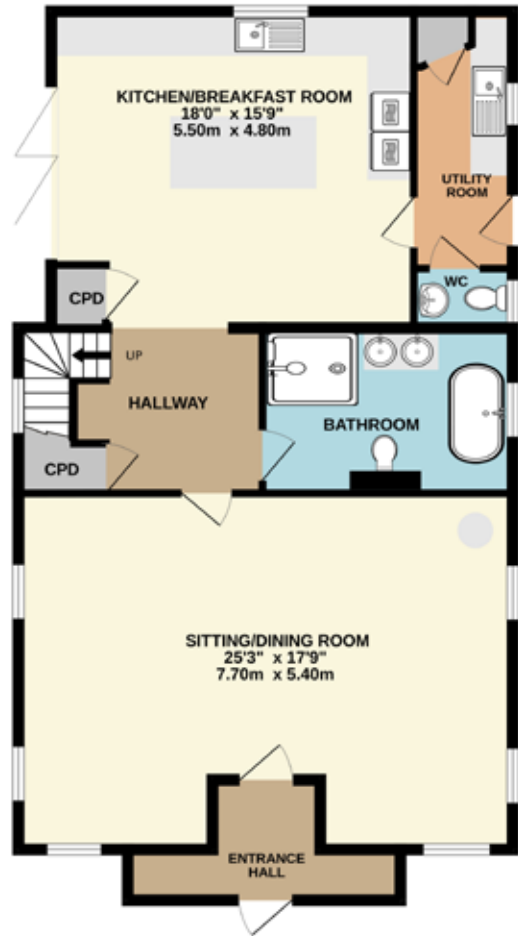
Broadband Available - please see www.openreach.com/fibre-checker

Mobile Phone Reception - varies depending on network provider Please see www.ofcom.org.uk - to check

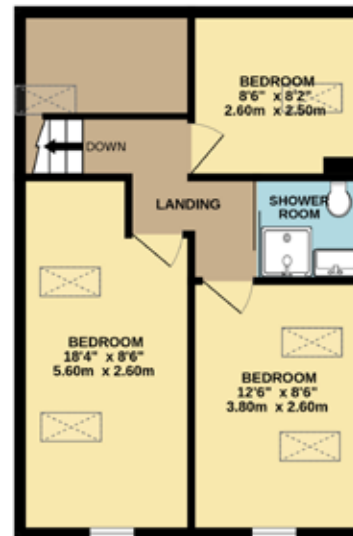
EPC G

South Norfolk District Council - Tax Band D Freehold

GROUND FLOOR
1030 sq.ft. (95.7 sq.m.) approx.



1ST FLOOR
439 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA : 1468 sq.ft. (136.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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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			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G	10 G	24 F



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