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**WOODTON METHODIST CHURCH, CHAPEL HILL, WOODTON, BUNGAY, NR35 2NX**

**GUIDE PRICE £120,000**



## A FORMER METHODIST CHAPEL AND ADJOINING MANSE OFFERING TREMENDOUS POTENTIAL TO CREATE A HIGHLY INDIVIDUAL HOME

### DESCRIPTION

Built in 1838 Woodton Methodist Chapel held its last service in May 2015. Of traditional brick construction under a pitched and slate roofline, the Chapel offers fabulous potential with outline consent being granted by South Norfolk Council under reference 2015/2619 for conversion to residential occupation. The property comprises the main Chapel together with the former small Manse which provided accommodation to the incumbent minister.

### SITUATION

Occupying an irregular shaped plot and approached over a narrow access driveway, the Chapel is situated close to the centre of this active village within walking distance of the village stores, public house, village hall, nursery and primary schools.

There is evidence that Woodton was already inhabited at the Bronze Age as a number of ring-ditches, have been identified between Church Road and Hempnall Road.

The origin of the name of Woodton is the Old English Wdetuna, settlement in the woods (wudu, 'woods' + tun 'enclosure, settlement, farm'). The village is mentioned in the Domesday book of 1086.

The chapel in brief comprises;

**ORIGINAL DOUBLE PANELLED FRONT ENTRANCE DOOR** with fanlight window above to;

### ENTRANCE LOBBY

7'10 x 3'11 (2.4m x 1.2m). Further part glazed double doors to;



### MAIN CHAPEL

31'5 x 19'8 (9.6m x 6m). Ceiling height 14'9 (4.5m). Windows to front and sides. Raised Pulpit area. Wall mounted electric heaters.

### KITCHEN

11'5 x 8'2 (3.5m x 2.5m). Window to side. Door to outside. Enamel sink and drainer with cupboards below. Wall mounted electric heater.

### OFFICE

14'5 x 12'1 (4.4m x 3.7m). Window to side. Stairs rising to first floor. Built-in storage cupboards. Wall mounted heater.

### CLOAKROOM

8'2 x 2'7 (2.5m x 0.8m). Window to rear. Low level w.c and wash hand basin.

### ON THE FIRST FLOOR LANDING AREA

### ROOM 1

14'9 x 9'10 (4.5m x 3m). Window to side. Access to loft space.

### ROOM 2

11'9 x 10'2 (3.6m x 3.1m). Window to side. Wall mounted heater.

### OUTSIDE

The chapel is approached over a long narrow driveway (approximately 8'10 (2.7m) in width) and the chapel stands relatively central on the plot with an area of south facing garden which measures approximately 50' in depth x 30' (15.2m x 9.1m) in width. The gardens are somewhat overgrown with a mature holly tree and predominantly enclosed by hedging and fencing.

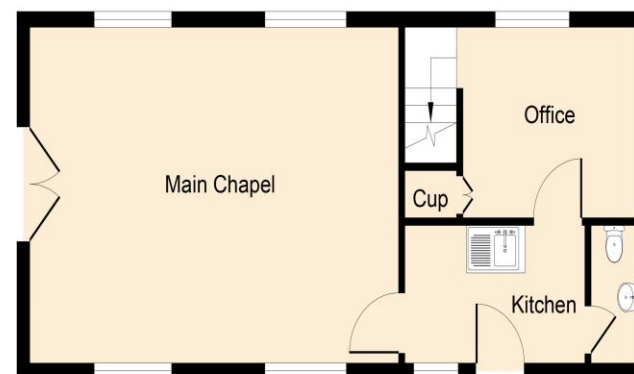
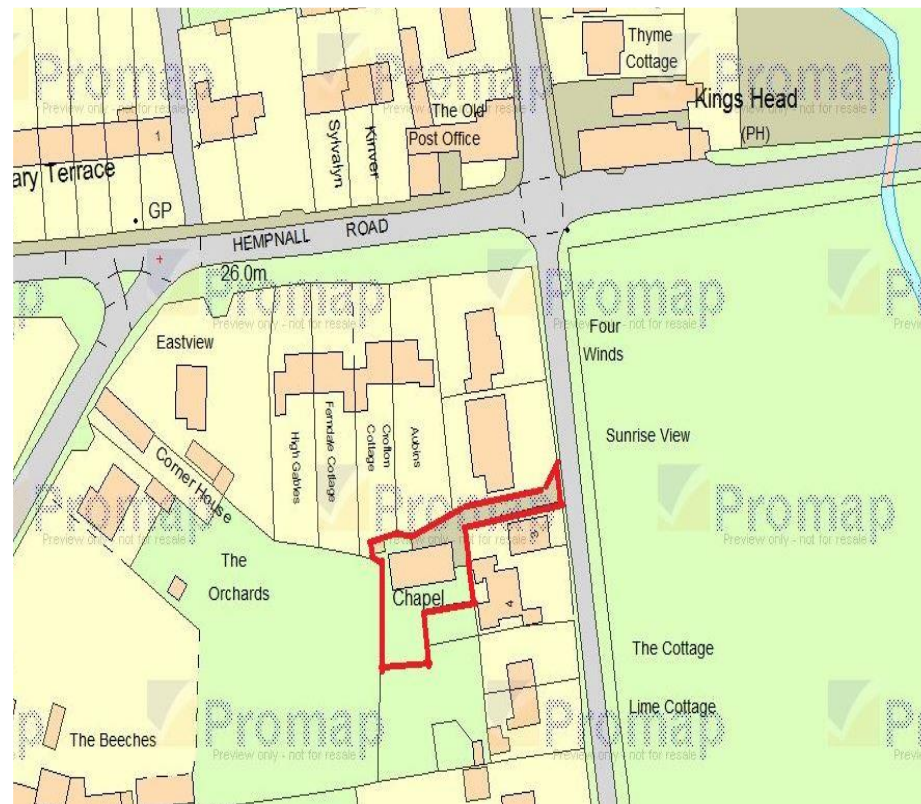
### SERVICES

It is understood that mains electricity, water and drainage are connected.

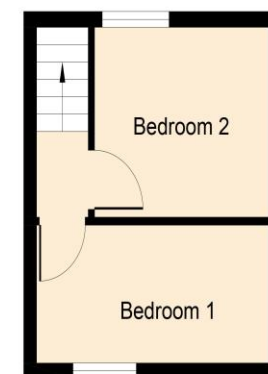
### VIEWING

Strictly by appointment through Richard Green.





**Ground Floor**



**First Floor**

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