



# THE CHAPEL THORNHAM

A Three-bedroom Grade II listed Chapel in a highly desirable coastal village location  
Hunstanton (5 miles), Burnham Market (7 miles) and Kings Lynn (20 miles)



### The Property

A beautifully presented conversion of a Chapel, built in 1870, with Grade II listing in the heart of the village. The creative layout and design offers a light and spacious open kitchen-dining-living space, providing a natural hub for the home, alongside a separate utility room and wet room. Upstairs lies the master bedroom, family bathroom and two further bedrooms, all situated off the galleried landing. They have retained much of the original features throughout the property, but with a modern twist. The Chapel has underfloor heating with thermostats, warming both the engineered oak and natural stone throughout and limestone effect vinyl in the bathroom.

### Holiday Let Opportunity

If you're looking to generate a second income, buying this as a holiday home could be the perfect investment opportunity. Not only will you own a holiday home for you and your family to escape to, you could also make a healthy profit by renting it out to others.

The Chapel is currently run as successful holiday let business which generates over 50% of annual bookings from its own well optimised website (available as part of purchase), meaning a greatly reduced commission burden to the income from bookings.

It is also available as a turnkey property, which means that all the existing furniture and fittings (excluding some artwork) can be made available to new owners, making for a seamless change of ownership. It continues to take bookings, the income from which the current owners are happy to transfer on completion. It still has excellent capacity for occupancy and income growth in the future and scope for you to put your own stamp on it.

Sleeping capacity:	Sleeps 6 (3 Bedrooms) + 2 on a Sofa Bed downstairs.
Income 2017 – 2018:	£25,000
Occupancy:	26 weeks

### The Location

Situated in the sought-after coastal village of Thornham, The Chapel a Grade II listed conversion is perfectly situated for Norfolk coastal living. The pretty village of Thornham, set in an Area of Outstanding Natural Beauty, is ideally placed for access to the renowned big skies and generous sandy beaches Norfolk has to offer. The village has three award winning pubs and restaurants, as well as Thornham Deli and just outside of the village is Drove Orchards with its own Farm Shop, fishmonger, two restaurants, independent shops and much more.



**Entrance Hall:** With a slate tiled floor, ceiling spotlights and glazed double doors into the open plan living area.

**Open Plan Living Area:** With two multi pane sash windows to the side aspect, and one to the front. A cast iron multi fuel burner with tiled hearth, oak staircase to first floor with glass panelling. Satellite point and engineered oak flooring. Door leads through to an inner hallway and an open archway into the Kitchen/Dining Room.

**Kitchen/Dining Room:** Multi pane sash window to the front aspect. Bespoke and contemporary fitted kitchen including a range of high gloss base and wall mounted units, central island and African walnut wood worktops with a limestone tiled splashback. Inset stainless steel sink with drainer and mixer tap. Integrated appliances include Siemens ceramic hob with stainless steel and glass extractor hood above, Bosch fridge, dishwasher and an electric fan oven. Ceiling spotlights and limestone tile flooring.





**Utility Area:** With an area for a tumble drier and fridge/freezer and plumbing for a washing machine. Storage space, slate tiled flooring and door leading to the Wet Room.

**Wet Room:** Contemporary design with wall and floor tiling. Rainhead shower, low-level WC with push button flush, pedestal wash basin with chrome mixer tap. Wall mounted mirror with timber shelf, ceiling spotlights and extractor fan.

**Galleried Landing:** Beautiful gallery landing with glass banister looks over the living area below and out onto Church grounds. Original decorative wood panelling with vaulted ceiling and exposed beams. The following rooms lead off the landing.

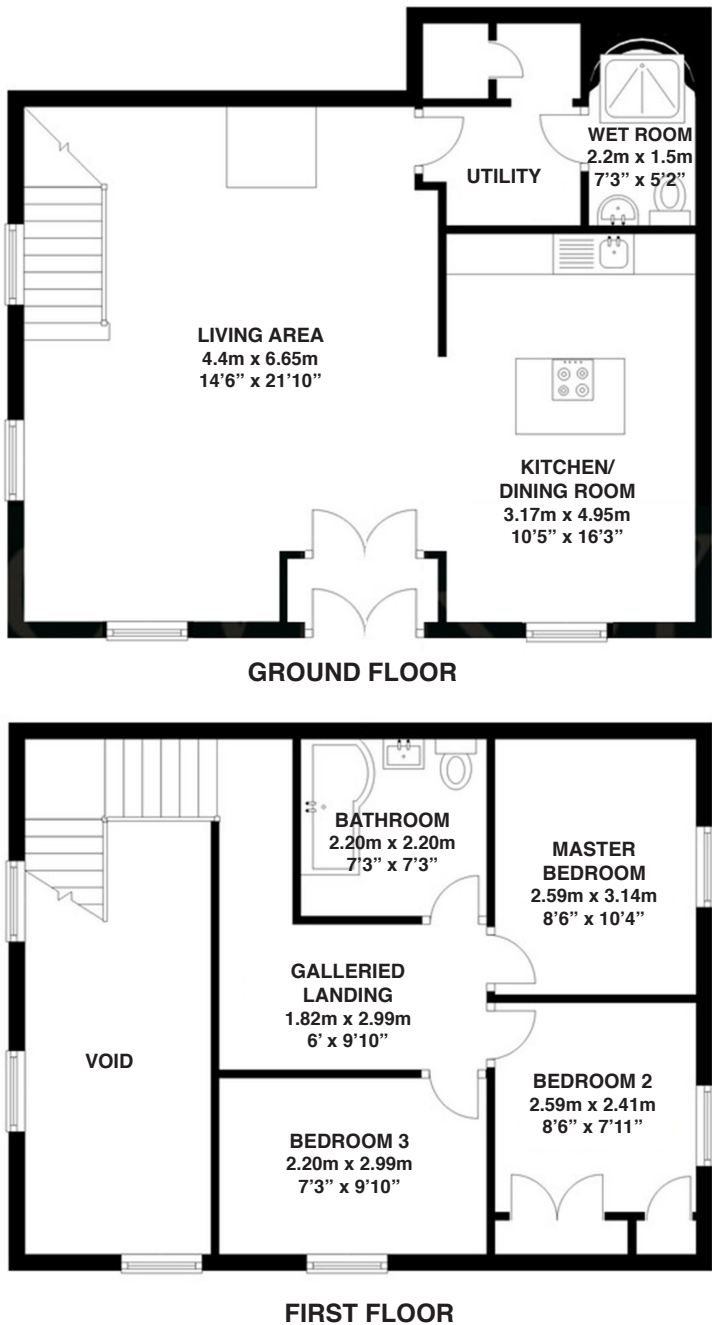


**Master Bedroom:** Multi pane sash window to the side aspect, vaulted ceilings and crystal chandelier.

**Bedroom 2:** Multi pane window to the side aspect, built in wardrobe and black crystal chandelier.

**Bedroom 3:** Multi pane arched feature window to the front aspect and original decorative wood panelling.

**Bathroom:** Contemporary white suite with a pedestal wash basin and chrome mixer tap, panelled bath with shower above and tiled surround and a low level WC with push button flush. Original decorative wood panelling, heated towel radiator and limestone effect vinyl flooring. Ceiling spotlights and loft access.



**Services:** Mains electricity, water and drainage.

**Energy efficiency rating:** An Energy Performance Certificate is not required for this property due to it being Grade II Listed.

**Council Tax:** West Norfolk District Council. To be confirmed.

**Directions:** Coming from Brancaster on the A149, the property is located in the heart of Thornham, adjacent to the church on the right-hand side, opposite Hall Lane.

**Viewing Strictly by appointment with Big Skies Estates.**



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