



**The Old Chapel, Warham**  
Offers in Excess of £400,000

**BELTON DUFFEY**



# THE OLD CHAPEL, CHAPEL STREET, WARHAM, NORFOLK, NR23 1NN

An iconic 2 bedroom chapel conversion with parking and gardens in the heart of the village, just 2 miles from Wells-next-the-Sea. No chain.

## DESCRIPTION

Believed to date back to circa 1872, The Old Chapel was converted approximately 25 years ago into a characterful home ideally situated off the main village road and just a few moments' walk from the celebrated Three Horseshoes public house.

The conversion has been thoughtfully designed to retain the character of the building with well laid out comfortable accommodation. Tall timber double doors lead from the front of the property into the sitting room with a full height vaulted ceiling and the original tall arched windows to 3 aspects. There is a kitchen to the rear with a separate utility/cloakroom and a conservatory which overlooks the rear garden. Upstairs, the landing leads to 2 double bedrooms and a well appointed shower room.

Outside, there is a parking space to the side with further hardstanding to the front and an attractive cottage style walled garden to the rear.

Offered for sale with no onward chain, The Old Chapel has been a much loved second home and holiday let for the current owners and the furniture, fixtures and fittings are available by separate negotiation.

## SITUATION

Warham is a charming rural Norfolk village with brick and cobble cottages, 2 churches, farming estates and a popular 18th century traditional village inn which has a high reputation for its simple food made with local produce. The village is renowned for its 3 acre Iron Age fort site which is said to be one of the finest examples in England and also has a tiny request stop on the narrow gauge Wells and Walsingham Light Railway.

3 miles to the north is Wells-next-the-Sea, an attractive Georgian coastal town with many amenities and leisure activities on offer in the town or closeby in the neighbouring coastal villages including, sailing, bird watching, walking, first class accommodation and restaurants, nursery, primary and secondary schools, doctor's surgery, petrol station, bank and a full range of shops.

The Quay is still the hub of the town with the familiar sight of 'gillying' - fishing for shore crabs and the beach, a mile along the beach road and accessible via the sea wall walk, car or the vintage bus, boasts beautiful sands, dunes and colourful beach huts fringing the pinewoods.

## SITTING ROOM

5.48m x 5.23m (18' 0" x 17' 2")

Tall solid timber double doors with an arched window above lead from the front of the property into the light and airy sitting room with a full height vaulted ceiling. 4 triple aspect full height arched windows to the front and sides, staircase leading up to the first floor landing, part pine floorboards. Faux red brick fireplace currently housing an electric stove on a pamment tiled hearth, 2 electric radiators. Door leading into:



## **KITCHEN/DINING ROOM**

3.97m x 2.82m (13' 0" x 9' 3")

A range of cream Shaker style base and wall units with laminate worktops incorporating a sink unit with drainer and mixer tap, tiled splashbacks. Cooker space, space and plumbing for a dishwasher and space for a fridge freezer, electric radiator. Room for a dining table and chairs, vinyl flooring, recessed ceiling lights, window to the side and a window and partly glazed timber door to the conservatory. Door leading into:

## **UTILITY/CLOAKROOM**

2.84m x 1.33m (9' 4" x 4' 4")

Fitted cupboards with a worktop incorporating a stainless steel sink unit, tiled splashbacks, WC. Spaces and plumbing for a washing machine and stacked tumble dryer, vinyl flooring, extractor fan and a window to the side with obscured glass.

## **CONSERVATORY**

3.44m x 2.32m (11' 3" x 7' 7")

UPVC double glazed construction on a low brick wall with a glass roof. Power points, wall lights, tiled floor and a glazed door leading outside to the rear garden.

## **FIRST FLOOR LANDING**

Electric radiator, loft hatch and doors to the 2 bedrooms and bathroom.

## **BEDROOM 1**

3.55m x 2.82m (11' 8" x 9' 3")

Exposed ceiling beam, Velux window and a window to the side.

## **BEDROOM 2**

4.36m x 2.64m (14' 4" x 8' 8") at widest points.

Exposed ceiling beam, Velux window and a glazed panel looking down to the sitting room.

## **BATHROOM**

2.84m x 1.33m (9' 4" x 4' 4")

A white suite comprising a panelled bath with an electric shower and glass shower screen over, pedestal wash basin and WC. Built-in airing cupboard housing the hot water cylinder, chrome towel radiator, laminate flooring, partly tiled walls and a window to the side with obscured glass.

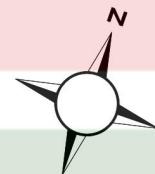
## **OUTSIDE**

The Old Chapel stands in a prominent position set back from the road behind a brick cobbled forecourt with a step leading up to the double entrance doors with outside light. A gravelled area to the side provides a parking space with room for refuse bin storage etc and a tall timber gate to the private rear garden.

The garden has been attractively landscaped with a gravelled patio opening out from the conservatory with steps leading up to raised lawn and a further paved terrace. Mature hedged and fenced boundaries, shrub border, specimen trees, gravelled bed and a timber garden shed.

## Ground Floor

Approx. 53.0 sq. metres (570.5 sq. feet)



### Conservatory

3.44m x 2.32m  
(11'4" x 7'7")

### Kitchen/Dining Room

3.97m x 2.82m  
(13' x 9'3")

FP

### Sitting Room

5.48m x 5.23m  
(18' x 17'2")

## First Floor

Approx. 30.5 sq. metres (328.0 sq. feet)

### Bedroom 1

3.55m x 2.82m  
(11'8" x 9'3")

### Bedroom 2

4.36m x 2.64m  
(14'4" x 8'8")

Open  
to  
Ground  
Floor

Total area: approx. 83.5 sq. metres (898.5 sq. feet)

## DIRECTIONS

Leave Wells-next-the-Sea on the A149 coast road heading east towards Stiffkey and before you leave the town turn right onto the Warham Road. Continue for approximately 1 mile and take the turning on the left signposted Warham. Continue into the village and turn left into Chapel Street just before The Three Horseshoes public house and you will see The Old Chapel 150 yards further up on the left-hand side.

## OTHER INFORMATION

Mains water, private drainage and mains electricity. Electric radiator central heating. EPC Rating Band E.

North Norfolk District Council, Holt Road, Cromer, Norfolk, NR27 9EN. Council Tax Band n/a (registered for Business Rates).

## TENURE

This property is for sale Freehold.

## VIEWING

Strictly by appointment with the agent.





## BELTON DUFFEY

12-16 Blackfriars Street,  
King's Lynn,  
Norfolk, PE30 1NN.  
T: 01553 770055  
E: info@beltonduffey.com

3 Market Place,  
Fakenham,  
Norfolk, NR21 9AS.  
T: 01328 855899  
E: fakenham@beltonduffey.com

26 Staith Street,  
Wells-next-the-Sea,  
Norfolk, NR23 1AF.  
T: 01328 710666  
E: wells@beltonduffey.com

[www.beltonduffey.com](http://www.beltonduffey.com)

**IMPORTANT NOTICES:** 1. Whilst these particulars have been prepared in good faith to give a fair description of the property, these do not form any part of any offer or contract nor may they be regarded as statements of representation of fact. 2. Belton Duffey have not carried out a detailed survey, nor tested the services, appliances and specific fittings. All measurements or distances given are approximate only. 3. No person in the employment of Belton Duffey has the authority to make or give representation or warranty in respect of this property. Any interested parties must satisfy themselves by inspection or otherwise as to the correctness of any information given.