



The Old Chapel, Hindolveston
Guide Price £299,950



The Old Chapel

Foulsham Road, Hindolveston, Norfolk,
NR20 5BY



A unique chapel conversion with characterful two storey accommodation, driveway parking and a south facing garden, edge of the village overlooking countryside. No chain.

DESCRIPTION

A truly unique and character filled home, this exceptional conversion of a former Primitive Methodist chapel, dating back to the 1870s, effortlessly combines historic charm with stylish, contemporary open plan living. The beautifully presented accommodation is arranged over two storeys, centred around an impressive full height vaulted living and dining space, with a well appointed kitchen set just off. A ground floor shower room adds convenience, while a striking spiral staircase leads to a mezzanine bedroom overlooking the main living area.

The property's heritage is showcased through ornate exposed roof beams and stunning stained glass windows, infusing the space with colour, character and a sense of history rarely found in modern homes.

Outside, the property offers driveway parking for 2 vehicles and a delightful south facing, cottage style garden to the side, enjoying picturesque views across the adjoining countryside. Blending period features with a thoughtfully designed contemporary layout, The Old Chapel is a truly special home offering charm, style and a distinctive living experience. Currently a much-loved residence, it would also make an ideal private retreat or holiday home, having previously operated as a successful holiday let. The property is offered for sale with no onward chain and the furniture, fixtures and fittings are available by separate negotiation.

GROUND FLOOR

The ground floor is centred around an impressive open plan living and dining space of generous proportions, enjoying an abundance of natural light and a wonderful sense of volume. This striking room beautifully showcases the building's heritage, featuring exposed beams, a red brick fireplace housing a wood burning stove and a wealth of original details that create a warm yet dramatic atmosphere. The well appointed kitchen is conveniently positioned just off the main living area, while the entrance hall offers practicality with a useful utility cupboard (with space and plumbing for a washing machine) and a cloaks cupboard. A modern shower room completes the ground floor accommodation.



what3words: ///rudder.nightcap.locating

*This what3words address refers to a 3 meter square location.
Enter the 3 words into the free what3words app to find it.*

FIRST FLOOR

A particular architectural highlight of The Old Chapel is the elegant spiral staircase, rising to the first floor where a charming bedroom overlooks the living space below, enhancing the sense of openness and character.

OUTSIDE

The Old Chapel is set back from Foulsham Road, approached over a gravelled driveway that provides parking for two vehicles. A discreet, screened area to the side and rear offers space for refuse bin storage, timber garden shed and houses the oil tank. The delightful south facing garden is enclosed by low fencing, allowing uninterrupted views across the surrounding countryside. Designed with ease of maintenance in mind, it features a combination of pebbled and paved terraces, providing ample space for outdoor dining and entertaining, complemented by a brick built barbecue. Gravelled sections are interspersed with mature shrubs, while an ornamental pond, flanked by specimen trees, creates an attractive focal point with a bench perfectly positioned to enjoy the setting.

SERVICES AND EPC RATING

Mains water, mains drainage and mains electricity. Oil-fired central heating to radiators. EPC Rating Band D.

North Norfolk District Council, Holt Road, Cromer, Norfolk, NR27 9EN. Council Tax Band A.

Please note that a small strip of land to the rear and one side of the property is rented from Hindolveston Parish Council and the agreement is renewed every 10 years - please ask Belton Duffey for more information.

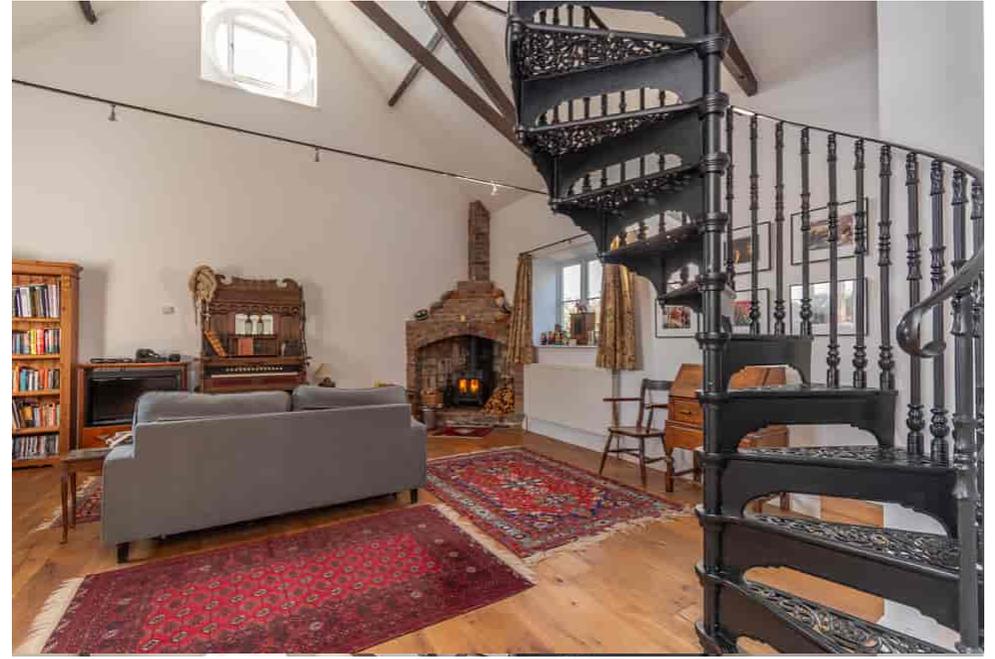
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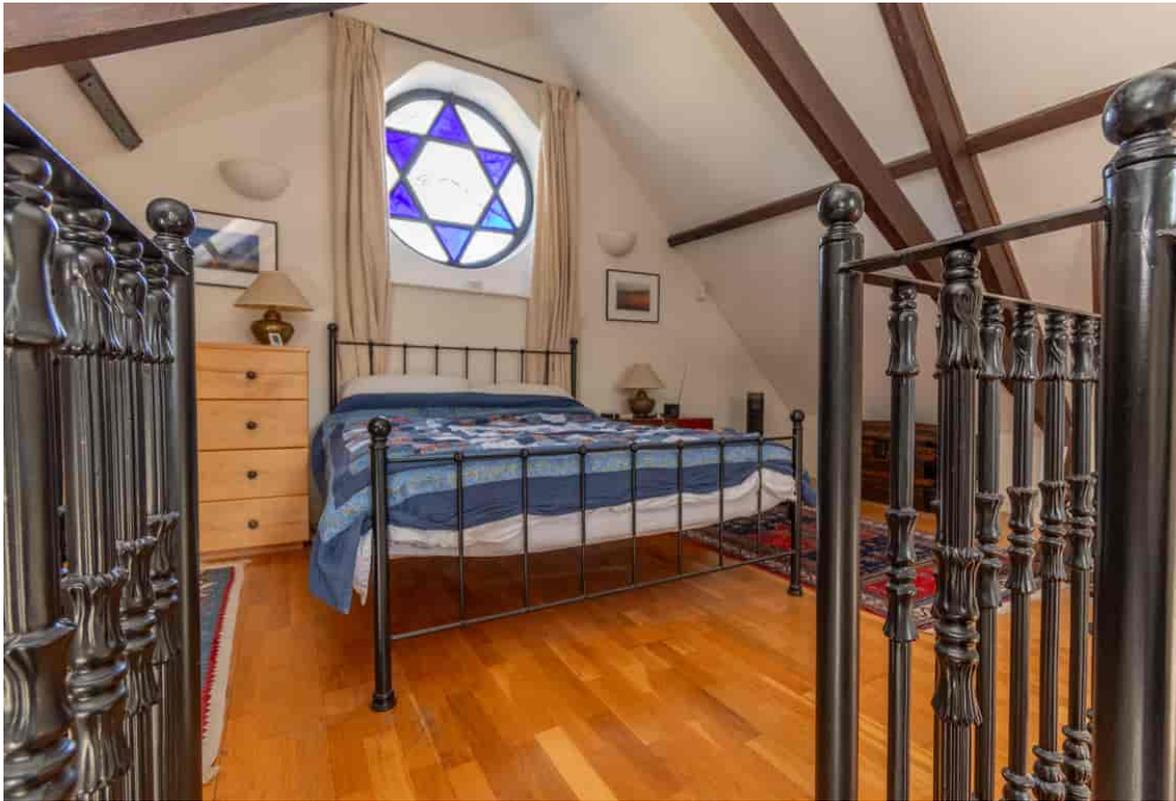
This property is for sale Freehold.

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SITUATION

Hindolveston is a charming and highly regarded village set amid the unspoilt countryside of north Norfolk. Characterised by an attractive blend of period and contemporary buildings, the village offers a peaceful rural setting with a strong and welcoming sense of community. Local amenities include an active village hall hosting a variety of events and activities, a recreational ground with sports facilities and the parish church of St George the Martyr, making the village particularly appealing to families and those seeking a traditional village lifestyle.

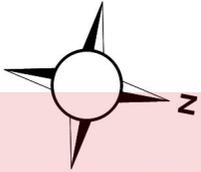
Surrounded by open countryside, Hindolveston provides excellent opportunities for walking, cycling and other outdoor pursuits. Despite its tranquil setting, the village is well placed for access to the nearby market towns of Fakenham and Holt, both of which offer a wide range of shops, cafés, schools and leisure facilities. Closer by, the villages of Melton Constable and Briston also provide a good selection of everyday amenities.

The beautiful north Norfolk coast, renowned for its sandy beaches and coastal paths at Wells-next-the-Sea, Holkham and Blakeney, lies approximately 12 miles away. The historic cathedral city of Norwich is around 20 miles to the south east, offering an international airport with connections via Amsterdam Schiphol and a mainline rail service to London Liverpool Street. Combining countryside charm, community spirit and convenient access to both town and coast, Hindolveston remains a popular and highly desirable village location.







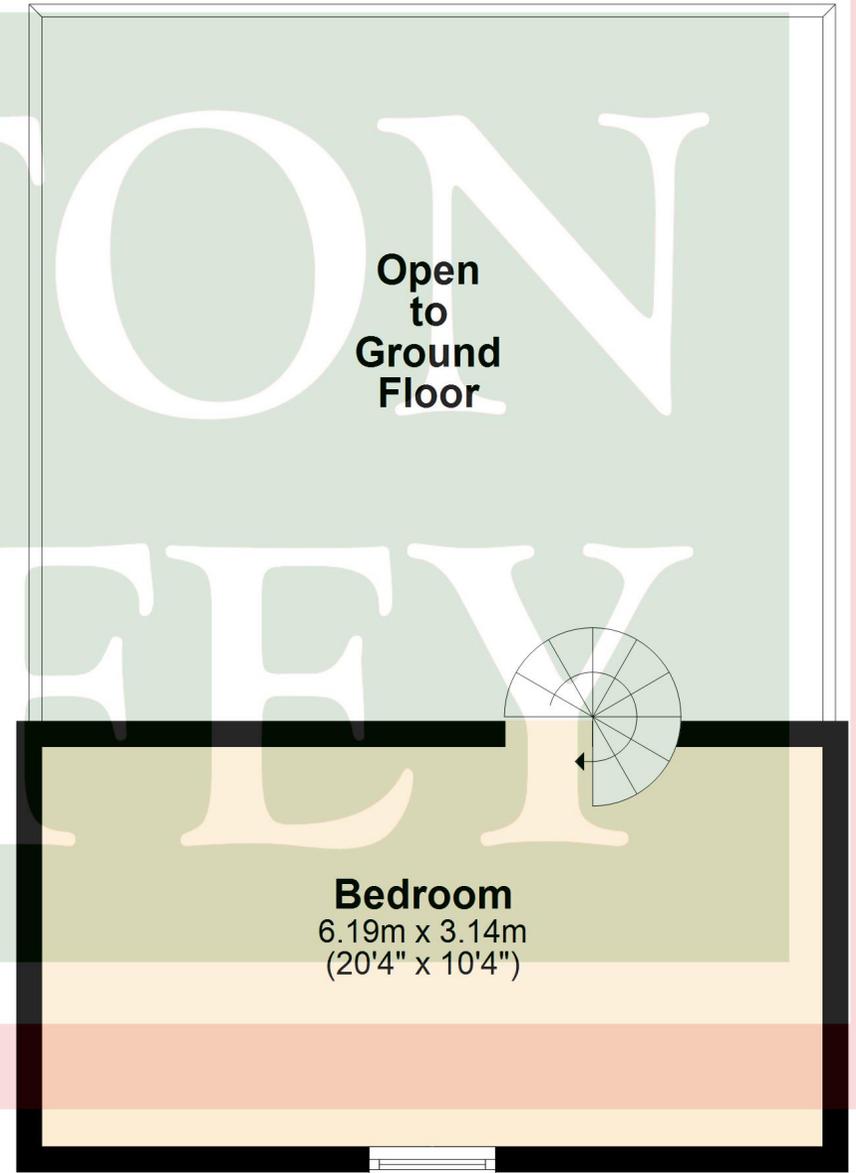


Ground Floor

Approx. 54.8 sq. metres (590.3 sq. feet)

First Floor

Approx. 19.4 sq. metres (209.2 sq. feet)



Total area: approx. 74.3 sq. metres (799.5 sq. feet)



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.





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