



Chapel House
Chapel Lane
Wortham
IP22 1QN

Guide Price:£575,000





- 5 bed detached cottage
- 0.3 acre plot
- Field and Common views
- Former chapel and schoolroom
- Many features retained
- Rural but not isolated
- Bathroom and shower room

Location

Located on the edge of Burgate Common, Chapel House is ideal for those wanting a taste of rural life yet be close to day to day amenities. The nearby village of Botesdale has a small supermarket, doctors, pubs, restaurants and school and there is also a village shop, post office, school and restaurant at nearby Wortham. The bustling market town of Diss is just 6 miles away with a mainline railway station on the Norwich to London Liverpool Street line, a journey taking around 90 minutes. The beautiful Heritage Coast around Southwold, Walberswick and Aldeburgh is around 40 minutes by car.





Property

A five-bedroom character property, formerly a chapel and schoolroom dating from around 1830. The original part of the cottage is timber framed with a clay lump extension and has been sympathetically converted whilst retaining the distinctive qualities of its former life. Of special note is the vaulted sitting room with the original floorboards, a wood burner and double doors onto the garden with field views beyond. The dining room also displays period features such as the floor bricks laid in a herringbone pattern and the brick chimney breast with wood burner inset. The large and sunny kitchen is fitted with cream units, Corian works tops and a Chinese slate floor and is large enough for a good size breakfast table. Off the kitchen is a useful utility area with worktops and sink, the downstairs bathroom and office. A stable door gives access into the garden. Bedroom 5 is located downstairs and has double doors into the garden. Upstairs there are a further 4 bedrooms, 3 double and 1 single and a modern shower room with corner shower. The windows have been replaced in recent years with bespoke timber frames and are in keeping with the original style.

Outside

Chapel House sits fairly centrally in its plots of approximately a third of an acre on the edge of Burgate Common. There are wonderful field views from all aspects and views over the Common to the front. Historically the vendors have been able to park on the

Common, there is an indemnity in place that allows for 3 vehicles to park within 30 metres of the property.

There are 3 useful sheds – the largest has electricity, water and light and double doors that open onto the Common.

Services

Mains water and electricity are connected, oil fired central heating and drainage to a private treatment plant.

How to get there:

What3words:published.hobble.words

Viewing

by appointment with TW Gaze

Tenure: Freehold

Ref: 2/19648/CC

Council Tax Band : E


EPC : E

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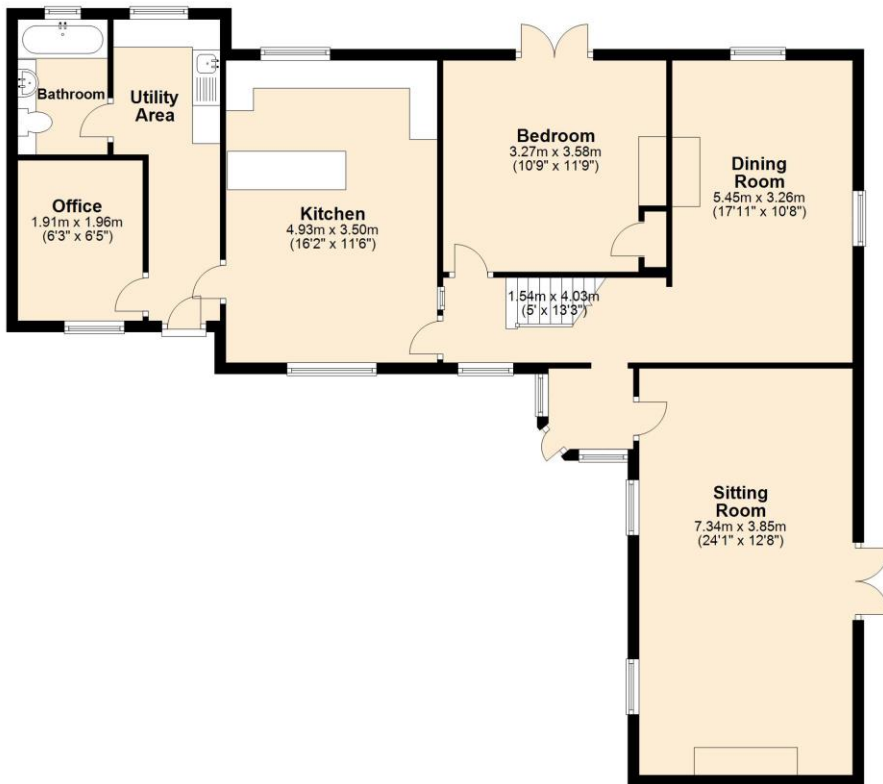
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D			
(39-54) E		43	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

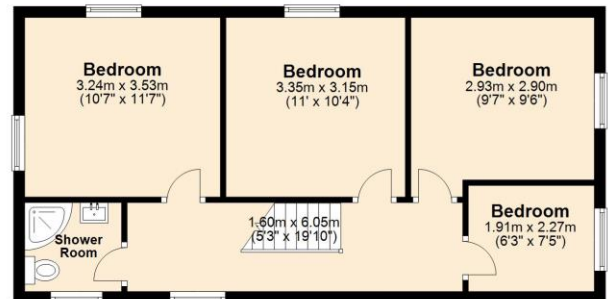
Ground Floor

Approx. 113.0 sq. metres (1216.5 sq. feet)



First Floor

Approx. 50.7 sq. metres (546.0 sq. feet)



Total area: approx. 163.7 sq. metres (1762.5 sq. feet)

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