



Chapel House

Chapel Lane | Wortham | IP22 1QN

£575,000

twgaze



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A five bedroom character property, formerly a chapel and schoolroom dating from around 1830. Sympathetically converted whilst retaining the distinctive qualities of its former life. Set on the edge of Burgate Common with wonderful field views from all aspects. Rural but not isolated location.

- Attractive 5 bedroom detached cottage in stunning location
- Rural position overlooking Burgate Common
- 0.3 acre plot
- Just a short distance from Wortham village
- Former chapel and schoolroom
- Many features retained

## Full Description

### 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 a brick chimney breast. 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 and water.

#### 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](https://www.what3words.com/published/hobble.words)

#### Viewing:

Strictly by appointment with TW Gaze

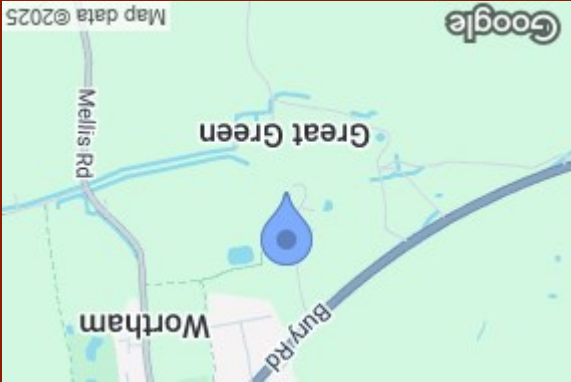
#### Freehold

Council Tax Band : E

Ref :2/19648/CC

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| Energy Efficiency Rating                    |           |
|---|-----------|
| Current                                     | Potential |
| EU Directive 2002/91/EC                     |           |
| England & Wales                             |           |
| Not energy efficient - higher running costs |           |
| A   | 105-120   |
| B   | 81-105    |
| C   | 69-81     |
| D   | 55-69     |
| E   | 45-55     |
| F   | 31-45     |
| G   | 13-31     |
| Very energy efficient - lower running costs |           |



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

