

# SOWERBYS

Norfolk Property Specialists



## The Chapel

Docking Road, Sedgeford, Norfolk, PE36 5LR

£365,000



Viewing by appointment with our  
Hunstanton Office 01485 533666 or [hunstanton@sowerbys.com](mailto:hunstanton@sowerbys.com)





## THE CHAPEL

This spacious former chapel has been beautifully converted by the current owner to provide two large bedrooms, and a wealth of characterful features. The magnificent galleried sitting room has a vaulted ceiling with exposed roof timbers and views out of the large gothic arch style windows, and there is a good sized dining room which is open to the kitchen. In addition, there are two generous double bedrooms on the ground floor, both with en-suite. The property has underfloor electric heating and is in excellent decorative order, having been lovingly cared for by the current owner.

The property has a small garden to the side, with space for a small seating and barbecue area, parking for two cars and a small storage area to the rear.



## KEY FEATURES

- Converted Methodist Chapel
- Two En-Suite Double Bedrooms
- Potential Holiday Let
- High Specification Finish
- Spacious Accommodation
- Excellent Decorative Order
- Vaulted Ceiling
- Off Road Parking for Two Vehicles
- Small Garden
- No Upward Chain

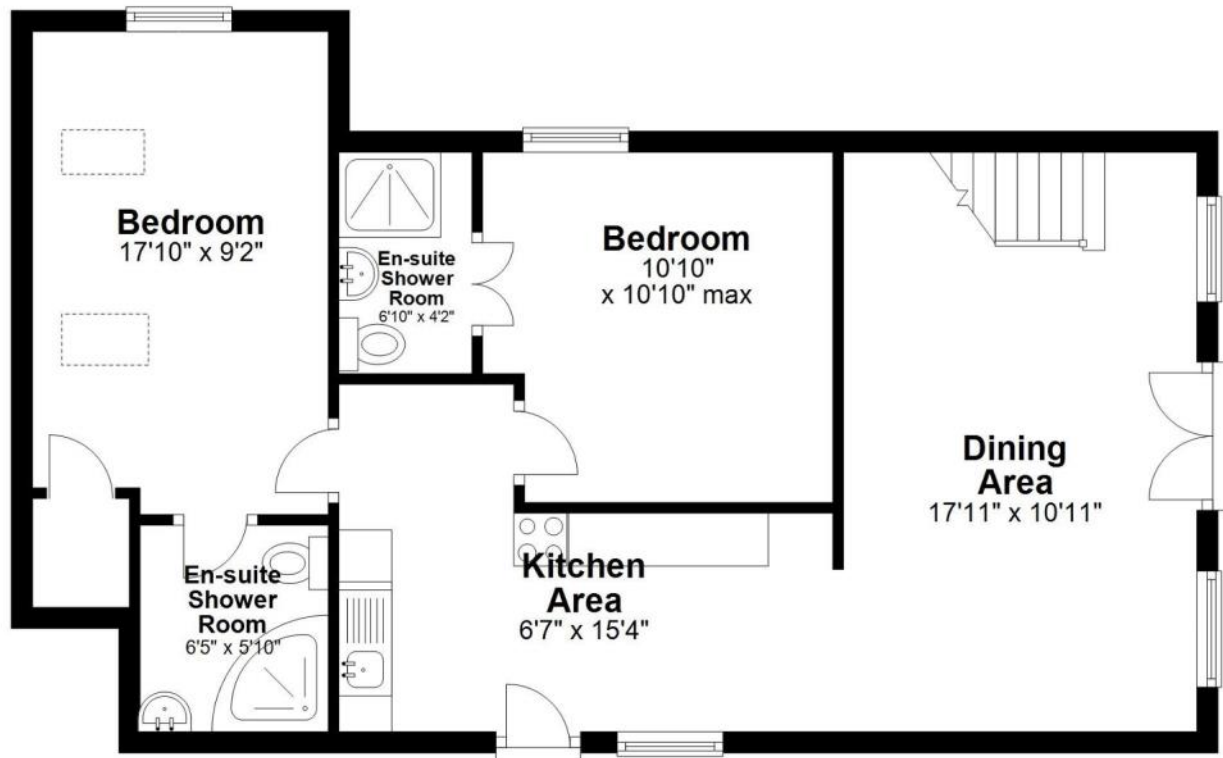




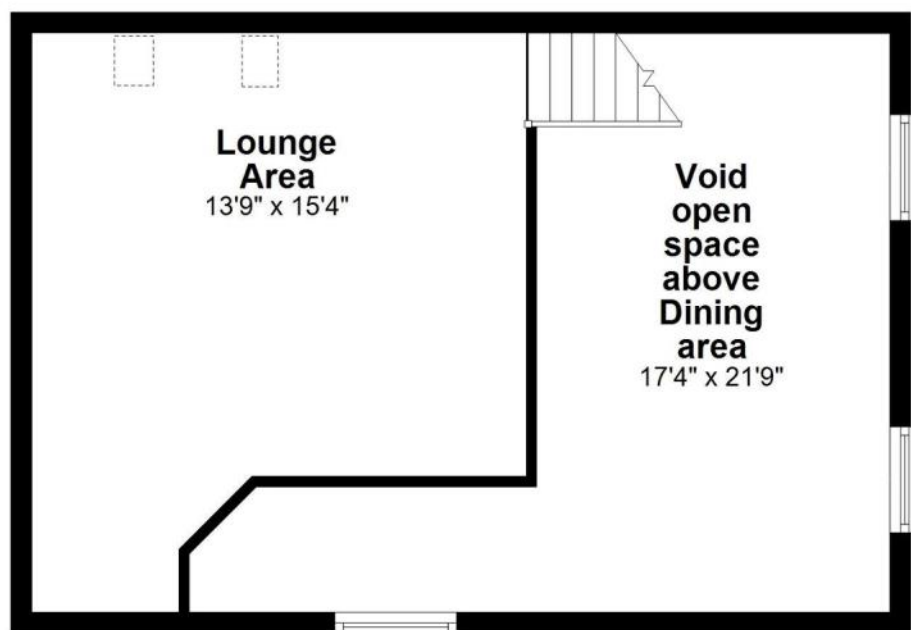




## Ground Floor



## First Floor



## SEDFORD

This is a popular conservation village 2.5 miles inland from the thriving village of Heacham with its wide range of shops and facilities. Sedgford has a primary school. There's also the King William IV Country Inn and Restaurant, which serves traditional ales and good pub food. King's Lynn is 15 miles away with its many amenities including schools, shopping and leisure facilities. At King's Lynn there is a mainline train service via Cambridge to London Kings Cross - approx 1hr 40mins. The Sandringham Estate is close, with the House and gardens and attractive walks through the woods. The North West Norfolk Coastline is within driving distance with the beautiful, long sandy beaches and for the golfing enthusiasts there is the King's Lynn Golf Club and the challenging links courses of Hunstanton and The Royal West Norfolk Golf Club at Brancaster.

## SERVICES CONNECTED

Mains electricity and water. Drainage to septic tank. Electric underfloor heating.

## COUNCIL TAX

Band to be confirmed.

## ENERGY EFFICIENCY RATING

F. Ref:- 8701-7729-6659-7791-0902

To retrieve the Energy Performance Certificate for this property please visit <https://www.epcregister.com/> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

## HOLIDAY LETTING POTENTIAL

The Chapel is thought to have a potential holiday let income of around £20,000 per annum. This is based on accommodation for four people in two bedrooms, at rates between £495 and £895 per week, with an occupancy of 28-30 weeks.

## DIRECTIONS

Travelling along the A149 road from King's Lynn towards Hunstanton, turn right at the lavender field crossroads and continue into Sedgford. Pass the King William pub on your right and continue around the left hand bend, where the property can be found on the left hand side after a short distance.

**Viewing by appointment with our Hunstanton Office:  
54 Westgate, Hunstanton, Norfolk, PE36 5EL  
01485 533666 • [hunstanton@sowerbys.com](mailto:hunstanton@sowerbys.com)**



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