



THE OLD CHAPEL

Polstead Heath | Suffolk



Chapman Stickels





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The Old Chapel, Heath Road, Polstead Heath, Suffolk, CO6 5BG

A CHARMING LATE 19TH CENTURY FORMER CHAPEL UNDERGOING COMPLETE RENOVATION TO THE VERY HIGHEST STANDARDS

- Open-plan sitting / dining family room
- Kitchen / breakfast room · Mezzanine landing
- Main bedroom · Bathroom · Dressing area
- Parking · Double garage · Cabin · Landscaped gardens





The Property

Attractively positioned on the southern edge of Polstead Heath, The Old Chapel was built in 1880 and once served the local congregation. The existing vendors have undertaken extensive renovation works – both internally and externally.

Fundamental structural improvements include a complete overhaul of the roof, including full insulating and retiling, Velux rooflights to all three sides, and new steel gutters and downpipes. The entire external fenestration has been tastefully replaced with bespoke steel Crittall double glazed windows, having been individually designed and custom built, all finished with powder coated frames, handmade brass handles, fittings and solid slate sills. The two external French windows to the south side are also of the same custom-made design, as well as the internal French doors separating the rear kitchen / dining room to the main front reception room.

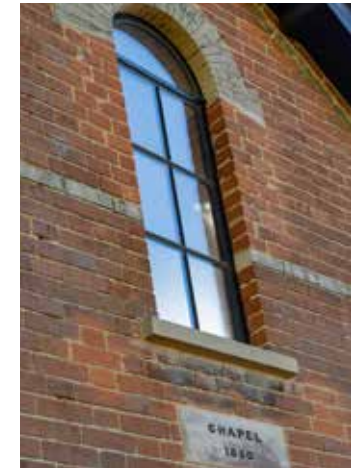
The impressive and particularly bright, triple aspect sitting / family / dining room covers some 42sq.m which will house a Stovax 'Studio 2' Freestanding 8kW wood burner. The remaining ground floor forms the rear kitchen / breakfast room, with French windows overlooking the side and rear gardens.

Set on four steel columns is a uniquely designed steel frame mezzanine floor, with a bespoke built steel quarter landing staircase leading to a suspended rear landing area. This distinctive design has much individual flare; purposely designed to not obscure the seven arched front and side windows, which is one of the building's notable features.

Much of the first-floor area (directly above the reception room) comprises a spacious, open-plan bedroom, with solid Merbau hardwood flooring throughout which extends to the mezzanine, landing staircase treads, as well as the skirting boards. To the rear of the landing is the proposed bathroom and dressing area.

Occupying approximately a quarter acre, The Old Chapel is attractively set back from the minor village road with a paved driveway and frontage defined by a gabion retaining wall and an established copper beech hedge which extends along the entire southern boundary. Vehicular access to the north side of the property is via a steel framed and cedar clad gate, with a concealed wicket pedestrian gate leading onto an area of shingle which is defined by two distinct raised patio areas of polished concrete.

Beyond a detached double garage is a path laid to basalt chippings with raised planters, box hedging and hornbeam trees. Set on a concrete base to the far eastern boundary is a detached cedar clad garden room / office with a covered porch canopy and seating area, which enjoys views over the main lawn with further herbaceous borders, shrub planters and two pleached lime trees inset with cast iron tree grates beyond.





Agent's note

Internally, the chapel is still undergoing refurbishment to the same exceptional standard. Purchasers however are invited to engage with the vendors regarding ongoing works.

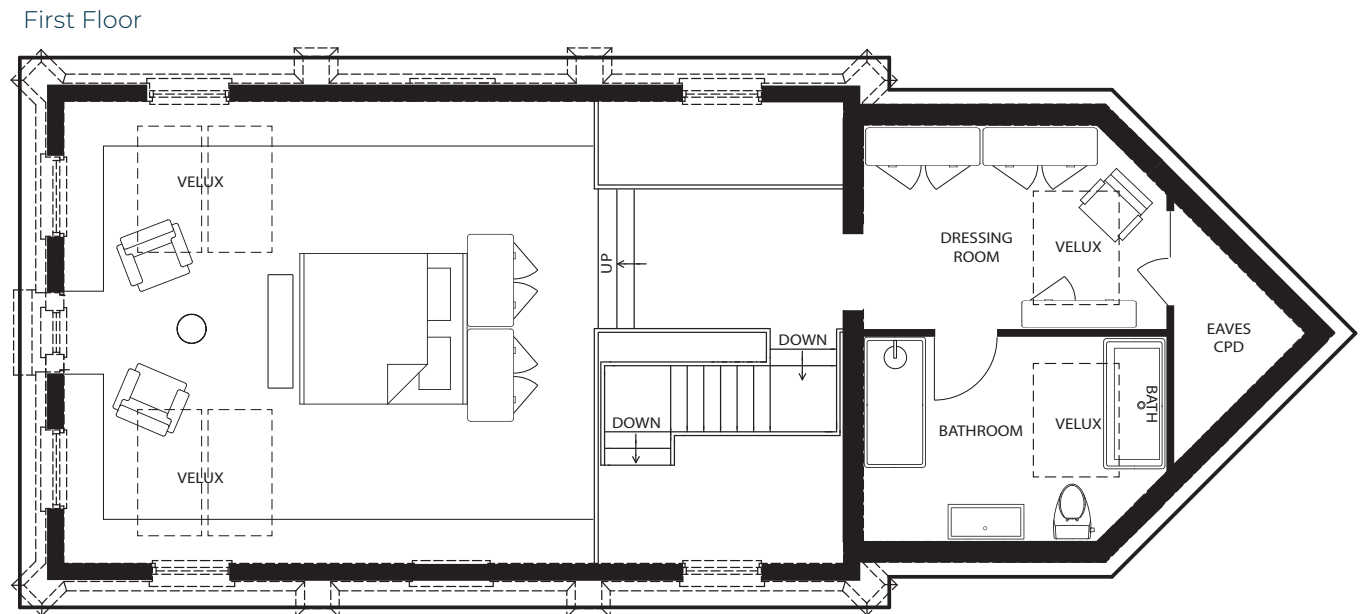
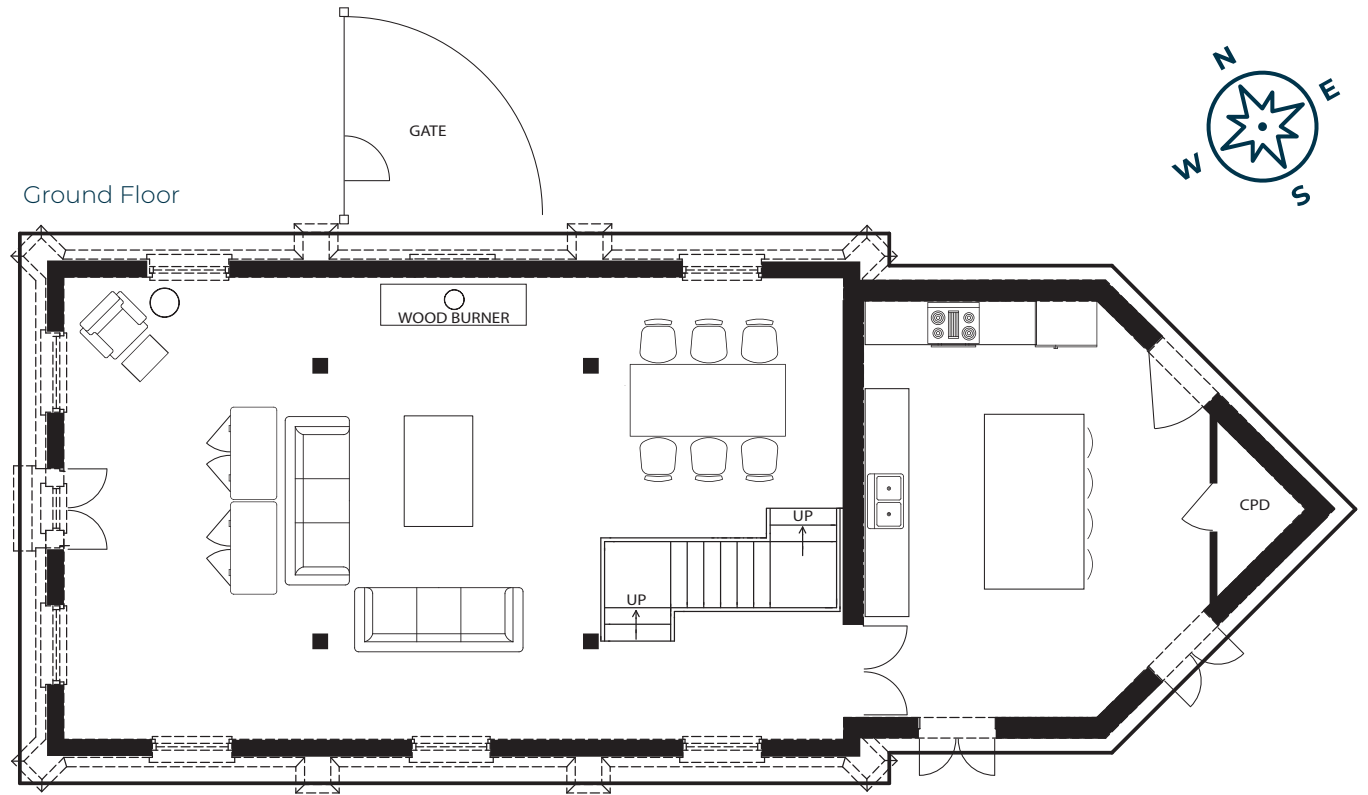
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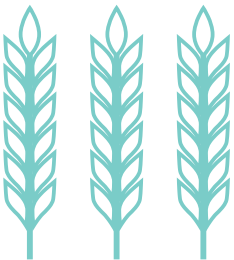
The Old Chapel is located in a popular and peaceful rural hamlet located some 3.5 miles to the west of Hadleigh, which provides excellent facilities including supermarket, shops, restaurants, pubs, and school.

Services

Mains water, electricity and drainage are connected. Provisions have been made for oil-fired heating.

Local Authority, Council Tax and EPC - TBA





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