

Chapel
House Loam Pit
Lane
Halesworth



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Chapel House Loam Pit Lane

Guide Price £725,000

The fabulously versatile chapel conversion...

Chapel House in Halesworth is a stunning property exuding charm and character and situated on a very quiet no through road. As you enter through the front door, you are greeted by a spacious hallway leading to various rooms throughout the house, including a spacious shower room and utility room. The property is divided into two sections, with the first door to the right leading you into a cosy reading room/music room, complete with a piano tucked in the corner. The parquet flooring adds to the elegance that flows seamlessly through double doors leading into the expansive living area. This huge living space boasts double-height ceilings, more parquet flooring, and a cosy wood burner, with ample space for lounging and dining and a door to the rear garden, perfect for relaxing evenings and entertaining.

Double doors lead from here into the well-equipped kitchen and breakfast room. The kitchen is a dream for any home chef, with ample space for a large dining table and American-style fridge freezer, and features a pantry cupboard, high gloss cabinets, and a range with both gas and electric hob options. The view from the kitchen provides a glimpse of the beautiful garden outside. Moving upstairs in this side of the property via the spiral staircase you'll find a gallery library leading to a study and music room/spacious double bedroom, along with two additional double bedrooms and a bathroom. The roof terrace offers a private garden retreat accessible from either part of the property with ample sunlight and shelter, perfect for enjoying the outdoors.

Additionally, on the other side of the roof terrace and hall is a large converted two-storey garage that houses a very generously sized galleried bedroom with exposed roof beams and additional rooms to explore. Back downstairs, a straight staircase leads you to another huge reception room or potential annexe living area, currently used as a library and study area, with a wood burner heating the whole room, and with access to the rear garden and entrance hall.

The exterior of Chapel House is just as charming, with a brick-weave parking area and a pergola covered in wisteria at one end, a further parking space at the other, a beautiful private courtyard garden filled with tropical plants and ornamental borders. The slate patio off the kitchen provides a tranquil spot to unwind, while a potting shed and wood stores add practicality to the outdoor space.

The town centre, The Cut and the train station are all less than half a mile away, whilst the gorgeous Heritage Coast is just 20 minutes away by car. Overall, Chapel House offers a unique blend of historic charm and modern comfort, making it a truly special place to call home in Halesworth.

Agents notes...

A pre-recorded walkaround tour is available for this property

Local Authority

East Suffolk

Council Tax Band C

EPC Rating D



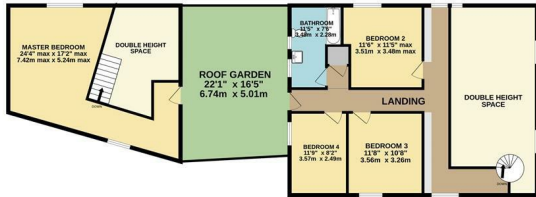
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1ST FLOOR
1390 sq.ft. (129.2 sq.m.) approx.



ATTIK
GROUND FLOOR
1840 sq.ft. (170.9 sq.m.) approx.



TOTAL FLOOR AREA: 3230 sq.ft. (300.1 sq.m.) approx.
While every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide for prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency. See the plans.
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