



**Old Chapel Beach Road, Sea Palling Norwich NR12 0AL**

**welcome to**

**Old Chapel Beach Road, Sea Palling Norwich**

William H Brown Stalham are pleased to offer this historic property for sale, in the popular seaside village of Sea Palling. Originally opened in 1877 as a Methodist Chapel, it was then converted in to a dwelling and Tea Rooms around 20 years ago. The property has amazing potential.



## Vestibule

You enter through the front door, into the vestibule. This room oozes history with original and period features. This room opens into a large, vaulted space used as a lounge and dining room.

## Lounge

21' 4" x 21' ( 6.50m x 6.40m )

This large, vaulted space is used as a lounge with dining room area. The open stairway leads up from this room. There are lots of beams and a large, imposing open fireplace. Whilst new upvc windows have been installed in most of the property, they have been designed, to stay within keeping of the historic nature of the chapel. The floor is wooden and there is wood panelling, with exposed brick walls above, period features and a radiator in this room. There is a large log burner installed in a huge and impressive chimney breast. During the conversion, new timbers were added, some of which were created from washed up wooden groynes found on the beach. The newer beams on the lounge ceiling (located on the right-hand side), were lovingly carved by one of the owners and are a wonderful addition to the property. Look out for the carvings of a seashell, rabbit, names and many more lovely features. There is no separation between the lounge and the dining room area.

## Dining Room

13' x 11' 4" ( 3.96m x 3.45m )

This section of the open plan living area, has white walls and a white fireplace. There are exposed brick walls in this section of the property too and the wooden flooring continues through. There is a wooden door at the end of this room, which leads to the rear of the property.

## Kitchen

9' 10" x 9' ( 3.00m x 2.74m )

There is a period arched doorway, from the lounge into the kitchen, with wooden double doors. The kitchen has a commercial look and feel to it, from the days during which it was used as a Tea Rooms. The walls are tiled in sections. The remainder of the walls

are of exposed brick and sections of wall which are painted white, with exposed beams on the ceiling. There are wooden panelled units and stainless steel worktops, together with a commercial style cooker and there is a commercial stainless steel sink, under the window.

There is a separate utility room area, with stainless steel sink and window, together with rear exit door.

## Cloakroom

Through a door to the left of the utility room, is a separate cloakroom, with WC and wash hand basin.

## Stairs & Landing

The stairs and landing are carpeted. The stairs are made from wood and are very substantial.

## Bedroom 2

12' 2" x 8' 3" ( 3.71m x 2.51m )

Open area at the top of their stairs

The area at the top of the stairs could be utilised in a number of ways, but we have listed it as a bedroom, albeit that it's an open area. The walls are a combination of exposed brick and areas of white walls. This room is carpeted.

## Master Bedroom With En Suite

11' 5" x 12' ( 3.48m x 3.66m )

The master bedroom has white walls and ceiling and is carpeted. There are two windows in this room, together with the en suite. There are antique fitted wardrobes with one fitted with mirrored doors. The ensuite comprises bath with hand shower, WC, wash hand basin and radiator. There are green tiles, white walls and ceiling.

## Bedroom 3

14' 6" x 7' 8" ( 4.42m x 2.34m )

This room is at the front of the property and has a beamed ceiling. The walls are white and there is a old wooden unit fitted in, with a butler sink. The room is carpeted and a wooden shelf is fitted on the wall.

## Bathroom

The main bathroom is fitted with a shower cubicle, WC and wash hand basin. There is a radiator fitted and wooden flooring.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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## Old Chapel Beach Road, Sea Palling Norwich

- No Chain
- Refurbishment potential
- Historic, converted Methodist Chapel
- Off-road parking
- Detached, spacious property

Tenure: Freehold EPC Rating: F

# £340,000



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Please note the marker reflects the  
postcode not the actual property



Property Ref:  
NWS107399 - 0007

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
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