



# The Old Chapel

Guide Price £375,000 - £385,000

This beautifully converted detached chapel built in 1879 presents a rare opportunity for buyers seeking a truly distinctive home that blends original character with contemporary living.

The ground floor offers a spacious layout featuring a cosy living room with a wood burner, a bright and airy sun room, a modern fitted kitchen with a separate utility room, and a generous dining room ideal for entertaining. A stylish ground floor shower room adds practicality to the space.

Upstairs, you'll find three bedrooms, two of which are doubles and one single, making this home perfect for families or those in need of extra room for guests or working from home.

Outside, the property boasts a secluded rear garden complete with a patio area, ideal for relaxing or dining outdoors in privacy. Additional benefits include off-road parking to the side of the property.

This unique home effortlessly combines character, comfort and convenience, an early viewing is highly recommended!

## Services

Oil central heating. Mains water and electricity are connected. Septic tank.

This property is being marketed by our Dereham office and the property reference is AD0445.



## Situation

Whinburgh is a sought-after village located approximately 1 mile from the village of Yaxham and approximately 3.5 miles from the town of Dereham. Yaxham offers a village hall/social club, 'Yaxham Waters' holiday lodge park and has the Mid Norfolk heritage railway line running through the village. Dereham offers a good variety of primary and secondary schooling, independent shops, supermarkets, pubs and restaurants. There are also numerous bus connections from the town to various local villages, as well as other Norfolk destinations such as Norwich, King's Lynn and Great Yarmouth.

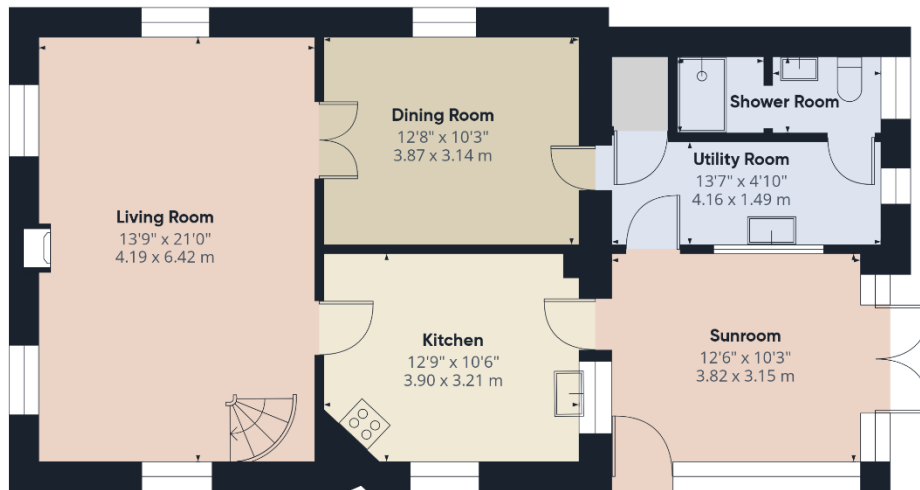
## Directions

To find the property from Dereham, head to out of the town along Yaxham Road and proceed past 'Roys' supermarket and over the railway line. At the next roundabout take the third exit following signs for Wymondham (B1135). Continue into the village of Yaxham and take the right hand turning onto Whinburgh Road. Continue onto Dereham Road where the property will be found on the right hand side identified by a Parsons & Company 'For Sale' board.

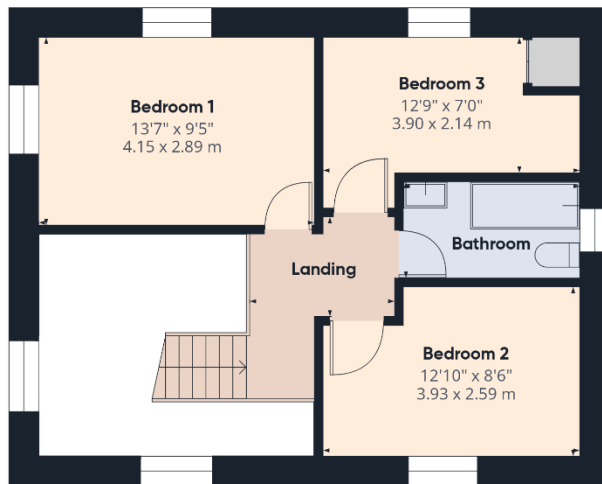
**For further information and to arrange your viewing, please contact our friendly and professional staff.**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Also if there is anything in particular that you require clarification on - call the office before viewing. For further information see Consumer Protection from Unfair Trading Regulations 2008.





Ground Floor



Floor 1

**PARSONS**  
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**Approximate total area<sup>(1)</sup>**

1256 ft<sup>2</sup>  
116.8 m<sup>2</sup>

**Reduced headroom**

15 ft<sup>2</sup>  
1.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



**Energy Efficiency Rating**

|                                             | Current                 | Potential |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92+) <b>A</b>                              |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         | 74        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            | 48                      |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

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— COMPANY —

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