

abbot**Fox**  
Bespoke.





St. Andrews Park, Norwich  
*Guide £695,000*

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abbotFox Bespoke is a private office within abbotFox specialising in the sale and letting of some of the region's most exclusive and prestigious properties.

Samuel Le Good | **Head of Bespoke**









# THE DETAIL\_\_\_\_\_

abbotFox Bespoke presents The Old Chapel, nestled within the picturesque St. Andrews Park in Thorpe St. Andrew. This Grade II Listed Victorian Chapel Conversion exudes a timeless elegance, seamlessly blending heritage charm with contemporary living. Boasting four generously proportioned bedrooms, including two en suites and a main bathroom, this residence offers a luxurious retreat for discerning renters.

The most magnificent part of this conversion is the principal mezzanine bedroom, affording breath taking views of the surrounding landscape. Adjacent to this sanctuary is a thoughtfully designed mezzanine study area, providing a tranquil space for work or reflection. Step outside onto the expansive balcony, perfect for savouring the serenity of the outdoors.

The heart of this home lies in its spacious open-plan reception, seamlessly integrated with a well-appointed kitchen and a separate utility room. The graceful arched windows, timber ceilings, and wooden accents infuse the space with an enchanting character, evoking a sense of history and grandeur.

Convenience meets luxury with four designated parking spaces, ensuring ample room for both residents and guests. Beyond the private confines of this property, residents can delight in communal gardens, complete with a kitchen garden and play area, offering a verdant oasis for relaxation and recreation.

Spanning an impressive 2,408 square feet, this residence caters to the needs of modern living with aplomb. This home offers a seamless transition into a lifestyle of sophistication and comfort. Situated within the Broadland District Council Tax Band E, this property is poised to provide a truly exceptional living experience.

This unique chapel conversion harmoniously marries history, elegance, and modernity, offering a singular opportunity to acquire a residence of unparalleled distinction. With its proximity to the city, the Broads, countryside, and excellent transport links.





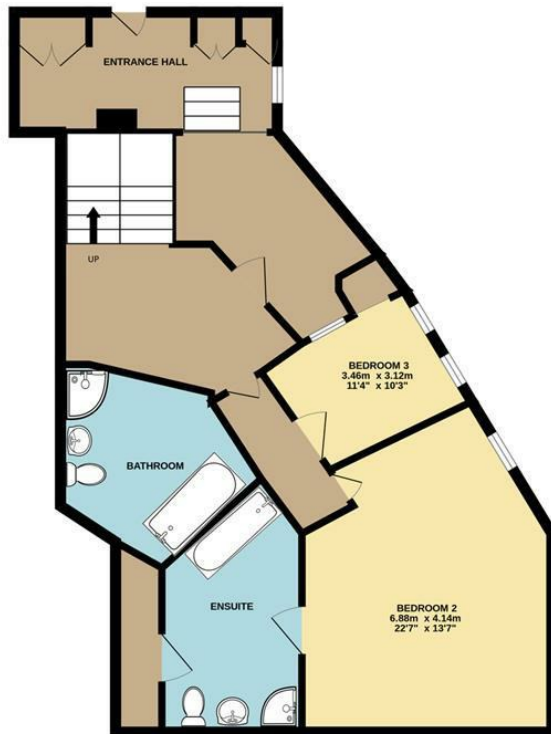




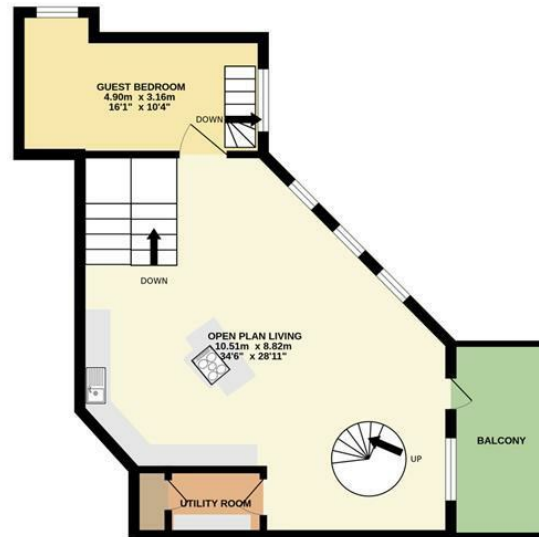
## THE HIGHLIGHTS\_\_\_\_

- Stunning chapel conversion
- Lots of character
- Panoramic views
- Off road parking for four vehicles
- Easy access onto the A47 and NDR
- No chain

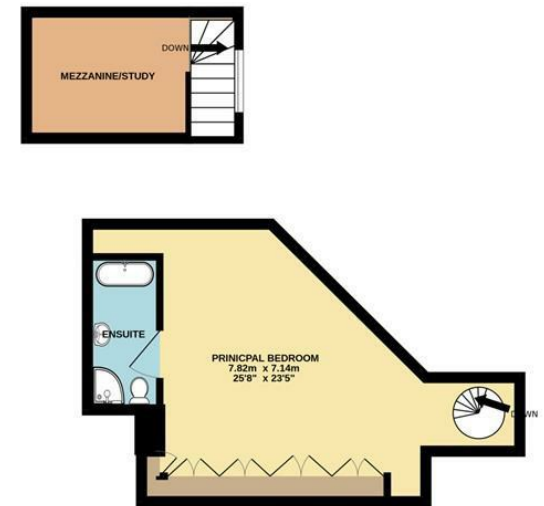
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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*Let's talk*

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EPC RATING -

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