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The Old Chapel,
Fersfield, Diss, Norfolk.

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ESTATE AGENTS

Diss - 5 miles
Bury St Edmunds - 21 miles
Norwich - 26.8 miles
Southwold & the coast - 34 miles

Superbly situated enjoying open field views within the popular South Norfolk Village of Fersfield is 'The Old Chapel' as the name suggests this former Chapel has evolved into a delightful family home that has most recently undergone further modernisation executed with the utmost sympathy to the origins of the building. Inside, now vast open plan living, dining and kitchen areas provide a hub for family living and entertaining alike whilst further, versatile first and second floor accommodation offers three double bedrooms, two bathrooms and study. Outside the gardens enjoy the open field views and ample parking, car port and garage feature. Viewing is essential to fully appreciate the space, standard and location on offer.



Property

This charming former Chapel dates back to approximately 1870 from when it served the community until the 1960s where upon it became a cottage style home for a local family who preserved some treasures of its history, The Old Chapel continued to evolve as the years pass into what is now a delightful spacious family home that still retains some wonderful features. On entering the property via the front porchway or the double doors to the open plan lobby area we are welcomed into the 'hub' of the home, the large, spacious sitting room, which is soaked in the natural light that flows throughout the open plan living space and reflects off the engineered oak floors that line the entire main living areas. A picture window takes in the rolling field views whilst the oil fired stove offers a cosy focal point to the space and conceals the original 'priests hole' which still has a book of service and smock in place. Our feature staircase rises in the centre of the room and we flow open plan to the snug and dining room. The snug has a brick feature wall whilst French doors lead out into the garden. The dining room cleverly provides a formal dining spot that remains a sociable space flowing open plan back to the main living area and the stunning kitchen. The kitchen has been recently refitted with the utmost attention to detail, a vast range of wall and base units are set against perfectly finished quartz work surfaces. An inset sink is set below one of three windows that take in the garden and field vista, whilst a range of fitted appliances include a Neff double oven and five burner gas hob. A door opens to a secluded seating area whilst a centre piece of the room is the second oil burning stove. On the opposite side of the property a door opens to the study which offers a versatile space that again enjoys French doors onto the garden, the study opens to the utility room which in-turn leads into the garage/store. Back in the living room a door opens to small lobby area with walk in storage and leading to the ground floor bathroom. Upstairs we find three well proportioned double bedrooms all with charming views over the rolling fields which surround the property. All the rooms have built in wardrobes, offering excellent storage. A door from the landing leads to the Jack & Jill shower room which has been completely refitted with a large corner shower, low level WC, a vanity hand wash basin set over a storage unit. This shower room returns to the master bedroom, which has enjoys a superb view from its dual aspect windows. This completes the accommodation.







Outside

Approaching The Old Chapel from 'The Street' we pull up to the arch topped twin gates which open to the property where the sweeping drive passes the front of the house providing ample off road parking and turning along with access to both the carport and the garage/store. The garage offers a great storage space in part whilst a section of this space provides a utility room which leads into the house. The gardens are soaked in sun enjoying the southerly aspect and a variety of spaces that continue the theme of family life and entertaining a large patio is set to the front of the charming pergola which enjoys a view of the garden and fields beyond, a second secluded seating area catches the morning sun and leads from the kitchen providing a perfect spot for breakfast. The remaining ground is mainly laid to lawns with a number of flower beds and shrubs to the borders. In the southern corner of the plot is a vegetable garden, whilst a number of raised beds, enclosed by trellis fencing frame the boundary.

Location

The Old Chapel is superbly situated within the village of Fersfield with only a handful of neighbours nearby and field views in abundance. Fersfield itself is a rural village with accessible day to day facilities and amenities being found in the neighbouring villages of South Lopham, Kenninghall and Bressingham. All the neighbouring villages have primary schools with the majority feeding into the well regarded Diss High School and Sixth Form. Diss has a further range of facilities including three supermarkets, pharmacies, doctors, chemists and a variety high street retailers. The town also has a 'London' main line train station whilst the Cathedral City of Norwich is set just 30 mins north by car and offers a wealth of culture, entertainment and is served by its own airport.

Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

Services

Mains Electricity.
Mains Water. Mains Drainage.
Oil Fired central Heating
Energy Rating: TBC

Local Authority:

South Norfolk Council
Tax Band: C
Postcode: IP22 2HE

Tenure

Vacant possession of the freehold will be given upon completion.

Agents' Note

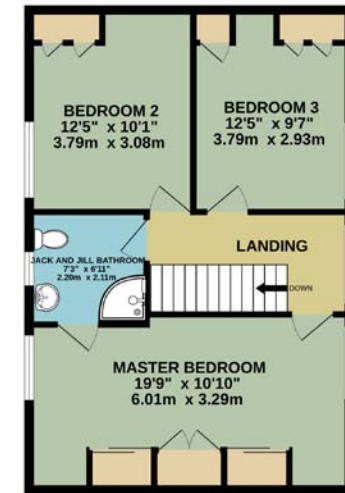
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Guide Price: £640,000

GROUND FLOOR
1187 sq.ft. (110.2 sq.m.) approx.



1ST FLOOR
582 sq.ft. (54.1 sq.m.) approx.



TOTAL FLOOR AREA: 1769 sq.ft. (164.3 sq.m.) approx.
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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To arrange a viewing, please call 01379 882535

Offices throughout Norfolk & Suffolk:

Diss 01379 644822
Norwich 01603 859343
Bungay 01986 888160
Loddon 01508 521110
Halesworth 01986 888205

www.muskermcintyre.co.uk

Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.



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