



Metfield Chapel  
Metfield | Suffolk | IP20 0LA

# BRIGHT AND BEAUTIFUL



You'll go a long way before you see a better chapel conversion than this one, the design of which beautifully retains the breadth and height of the space despite inserting two floors into the cavity. Good design is everything – and the care and respect for this building during its 2007 conversion to a three-bedroom home is award-worthy.







# KEY FEATURES

- Fantastic three-bedroom chapel conversion
- Exceptional character features throughout
- Accommodation over three stories
- Immaculately presented throughout
- Wonderful, landscaped suntrap garden
- Rear terrace with beautiful views
- Parking for multiple vehicles
- Popular and well set up village
- Short distance from the beautiful Suffolk coast
- Short drive from the London train links and amenities of Diss
- Underfloor heating throughout

There's masses of kerb appeal in this neat and symmetrical Victorian red-brick chapel whose congregation proudly recorded the date of construction – 1866 – above the central front door. Pull in off the street where you'll find parking for several cars.

## Step Inside

Entry is through an arched door into a central pitched porch. From here you enter directly into the main space – “space” being the operative word. Raise your eyes heavenwards: the ceiling beams in this double-height part of the chapel are 34 feet above you! Ahead is the brilliantly conceived upper-floor block, rather like a giant table, centrally placed and preserving the sense of height around it. All of the huge original arched windows are retained in their entirety without obscuration, allowing the entire space to be flooded with natural light, and a degree of heat too. At getting on for 200 square metres, the footprint of this open-plan ground floor living space offers many options for use. Behind the dramatic sweeping white staircase is the main sitting room, tucked beneath the upper floor and open on two sides to the main body of the chapel. Schrödinger-style, this space manages to be cosy and slightly separate, yet also connected and part of the larger space at one and the same time. Trust us, it's a contradiction that works! On the chapel's south wall, a fabulous modern Focus Fireplace hangs off the wall, its chimney rising full height and through the roof above. The owner testifies to the abundant heat it puts out. If the weather is nice, however, a handsome pair of arched French doors leads directly to the garden. Opposite the fireplace is a totally open-plan kitchen where, as you prepare food, you'll be able to chat either to diners on one side or to those in the sitting area around the fireplace ahead. A more sociable kitchen is hard to imagine. Base units are in an attractive mid-blue with copper half-moon handles. Above them, on three sides and over a large central island, are oak worktops.









# KEY FEATURES

The owner, a one-time chef, has greatly enjoyed the ergonomic layout and plentiful fridge and freezer space – both under the island and in the adjoining utility. Warm wood flooring – with underfloor heating beneath it – unites all ground floor spaces, including the kitchen area. Another pair of arched wood and glass doors leads to the utility, a rather superior affair with additional fridge and freezer space as well as the usual washer and dryer. Also on the ground floor is a travertine-clad wet room with shower.

## Upstairs

The splendid staircase swirls up to a glass-balustraded landing where you'll find an additional seating area from which to observe the goings-on down below. Off here are two bedrooms and a shower room. A glass-sided wooden staircase leads from one bedroom to the owner's 2015 addition – a lovely attic bedroom under the pitch of the roof with two windows, one of which looks into the building below. Another beautiful shower room has been cleverly fitted into the eaves up here.

## Self-sufficient

Directly behind the house and concealed behind tidy covers is a generator and its attendant gas cylinders which will run the house in the case of any outages.

## Outside

The current owner acquired a table of land directly behind the chapel a few years ago and has transformed the space into charming garden which backs onto fields behind. The west-facing aspect ensures maximum sunshine which can be enjoyed from a first-floor glass-walled balcony (a fantastic spot from which to enjoy the sunset over the fields) or from a charming seating area with a selection of firepits. These last make this spot usable year-round. A summerhouse has light and power and might make a good work-from-home space. The rest of the garden is put to grass for almost effortless maintenance.

## On the doorstep

The chapel enjoys a village-centre location in thriving Metfield with its excellent community-run stores and village hall offering such events as film nights and Friday night bars. Outside village attractions include a community orchard, Millennium Wood and the fantastic Winks Meadow, a SSSI and home to several species of orchid offering stunning displays in spring.



















































# INFORMATION

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## How far is it to

The market town of Harleston is a short drive with its independent shops and restaurants, supermarket and leisure centre. Not much farther, 20 minutes by car, is Diss with larger supermarkets, boutique shops and The Corn Hall arts venue. On the London to Norwich mainline, trains from Diss reach the capital in as little as one hour and 17 minutes.

## Directions:

From Diss head easy on the A143 and take the B1123 and follow through to Metfield village. The property is on your right as you enter the village.

## What Three Words Location

Every 3-metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... What 3 Words Location /// relishes.ready.blinking

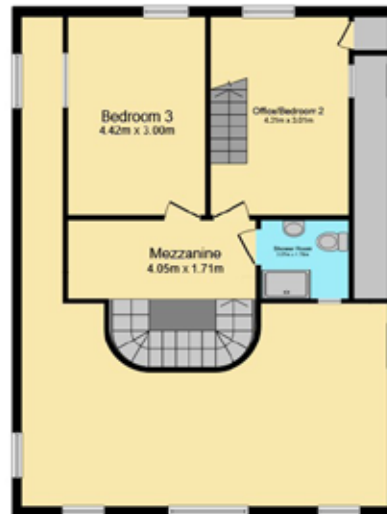
## Services, District Council and Tenure

Oil Fired Central Heating - Underfloor heating throughout  
Mains Electricity, Water, Gas & Drainage  
Broadband Available - There is fibre to the cabinet, please check [www.openreach.com/fibre-checker](http://www.openreach.com/fibre-checker) for your provider.  
Mobile Phone Reception - varies depending on network provider Please see [www.ofcom.org.uk](http://www.ofcom.org.uk) to check  
Mid Suffolk District council - Band F  
Tenure: Freehold





**Ground Floor**  
Floor area 98.4 sq.m.



**First Floor**  
Floor area 84.9 sq.m.



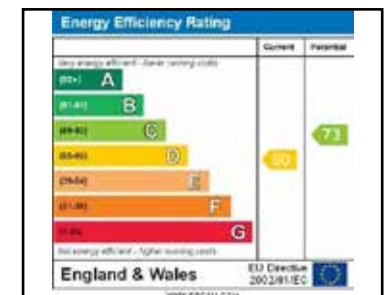
**Second Floor**  
Floor area 26.0 sq.m.



**Outbuilding**  
Floor area 5.9 sq.m.

**Total floor area: 215.2 sq.m.**

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Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.





# FINE & COUNTRY

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