



Suspension Bridge, Welney, PE14 9TF

CHEFFINS

Suspension Bridge

Welney,
PE14 9TF

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Guide Price £440,000

- Converted Former Chapel
- 5 Bedrooms
- Kitchen / Dining Room with Superb Views Across Countryside
- Spacious Lounge
- Driveway & Recently Landscaped Gardens
- Semi Rural Location Backing onto Open Countryside
- No Upward Chain
- Freehold / Council Tax Band D / EPC Rating E

A sympathetically converted and then recently refurbished former Methodist Chapel located in a semi rural location opposite the Hundred Foot River and with superb far reaching views across surrounding countryside.

The spacious accommodation comprises on the ground floor, entrance hall, cloakroom, utility, superb kitchen/dining room with trifold doors to a patio, providing expansive views and spacious lounge. On the first floor there are 5 bedrooms, together with the large 4-piece bathroom and outside there is a driveway and recently landscaped garden adjoining countryside.

As part of the recent improvement works the vendor has replaced the windows and external doors including trifold doors, replaced the boiler, oil storage tank and sewage treatment plant, together with new soffits, gutters and downpipes, upgraded the insulation and laid new hard flooring to the ground floor.

To fully appreciate the light and airy feel of this property, together with the extensive accommodation and views, a viewing is highly recommended.





LOCATION

Suspension Bridge is a settlement in the county of Norfolk, being approximately 6 miles to Littleport where there is a fast regular rail service between King's Lynn, Cambridge and London. The chapel, built in 1872, is situated immediately to the east of the Ouse Washes, enjoying continuous access to the A10 throughout winter wash road closures. The Ouse Washes are part of the historic system for controlling the flow of the Great Ouse when water levels in the river are high and is an internationally important area of wildlife conservation. Approximately 1.5 miles north of the chapel is the Welney Wetland Centre managed by the Wildfowl & Wetlands Trust. The centre includes an impressive visitor centre and tea room, excellent observation hides and hosts many events. West of the Ouse Washes to the south of the village of Welney is the RSPB Ouse Washes reserve

ENTRANCE HALL

With door and double glazed windows to front and side aspects, stairs to first floor, radiator.

CLOAKROOM

With low level WC, hand wash basin, double glazed window to front aspect, radiator.

UTILITY

With base level storage units and work surfaces with stainless steel sink unit and drainer, plumbing for washing machine, double glazed window to side aspect.

KITCHEN / DINING ROOM

With 2 double glazed windows to side aspect and double glazed trifold doors to rear giving stunning views across surrounding countryside, double bowl butler sink, oak work surfaces and storage units, integrated dishwasher and space for fridge/freezer, island unit with side-by-side electric ovens, induction hob, oak top, breakfast bar and storage units.

Opening to:

LOUNGE

With 2 deep double glazed windows to rear giving an attractive view across open countryside and 2 further windows to side aspect, radiator.

FIRST FLOOR LANDING

With shelved storage cupboard, access to loft, radiator.

BEDROOM 1

With arched double glazed windows to side and rear aspects giving attractive views, radiator.

BEDROOM 2

With arched double glazed windows to side and rear aspects giving attractive views, radiator.

BEDROOM 3

With arched double glazed window to side aspect, radiator.

BEDROOM 4

With arched double glazed windows to front and side aspects, radiator.

BEDROOM 5

With arched double glazed windows to front and side aspects, alcove, radiator.

BATHROOM

With suite comprising low level WC, pedestal hand wash basin, replacement bath, shower cubicle, arched double glazed window to side aspect, towel radiator.

OUTSIDE

Adjoining the rear of the house there is a recently laid patio benefitting from unobstructed views across surrounding countryside. To the side there is a driveway with space for several cars, a recently re-laid lawned garden with fish pond and area of concrete hardstanding. The garden adjoins farmland and has superb views across the surrounding countryside.

AGENT NOTES

Tenure - freehold
Council Tax Band - D
Property Type - former chapel
Property Construction - standard

construction

Number & Types of Room - Please refer to the floorplan

Square Footage - 1896 according to the floorplan

Parking - driveway

Utilities / Services

Electric Supply - mains

Gas Supply - none

Water Supply - mains

Sewerage - private sewage treatment plant installed September 2022

Heating sources - oil fired radiator heating

Broadband Connected - the vendor advises they previously had the EE broadband system using G4/G5 allowing fast download speeds

Broadband Type - according to Ofcom.org.uk, standard broadband is indicated to be available in the area having a maximum download speed of 16Mbps

Mobile Signal/Coverage - according to Ofcom.org.uk 'voice' indoor is indicated to be limited for 4 out of the 4 main providers checked and 'data' indoor is indicated to be limited for 2 out of the 4 main providers checked. Both 'voice' and 'data' outdoor are indicated to be likely for 4 out of the 4 main providers checked.

Flood risk - Gov.uk indicates the area has a chance of flooding of between 1% and 3.3% each year from rivers and seas. The vendor advises there is no history of flooding at the property.


Conservation Area - yes

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		



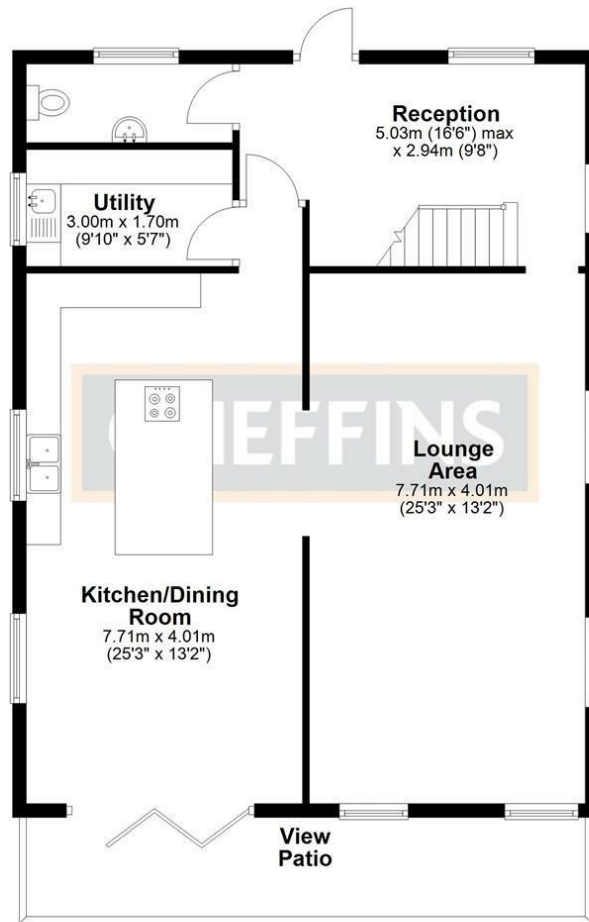
Guide Price £440,000
 Tenure - Freehold
 Council Tax Band - D
 Local Authority - Kings Lynn & West Norfolk





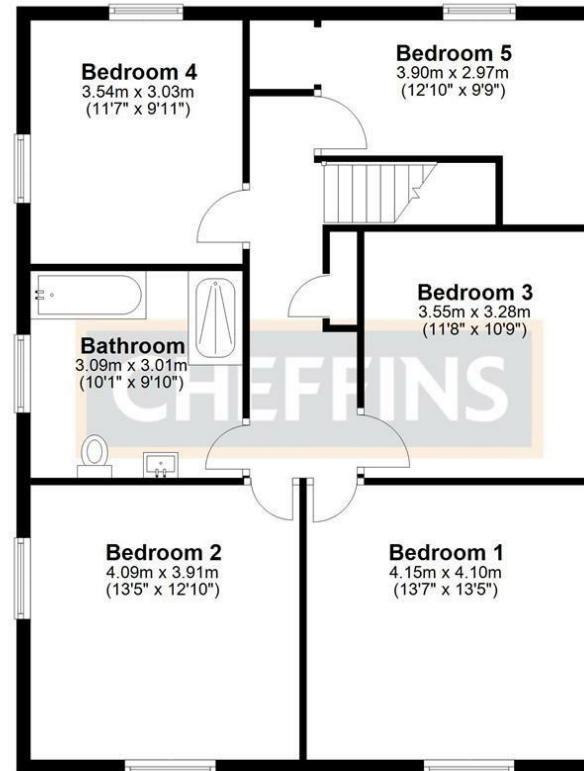
Ground Floor

Approx. 87.3 sq. metres (939.4 sq. feet)



First Floor

Approx. 88.0 sq. metres (946.7 sq. feet)



Total area: approx. 175.2 sq. metres (1886.2 sq. feet)

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