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THE STORY OF
The Old Meeting
House

Great Massingham, Norfolk

SOWERBYS

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The Old Meeting House

19 Station Road, Great Massingham,
King's Lynn, Norfolk
PE32 2EX

Historic Former Wesleyan Chapel

Impressive Vaulted Open-Plan Living

Characterful Galleried Landings

Contemporary Kitchen/Breakfast Room

Orangery-Style Roof Lantern

Three Double Bedrooms

Versatile Study/Fourth Bedroom

Wood-Burning Stove

Garden, Patio and Brick Outbuilding

Village Pond Views and Off-Road Parking

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The Old Meeting House is a home with a story quite unlike most. Built in 1853 as a Wesleyan Methodist chapel, it became a private residence in the 1970s and retains much of its remarkable heritage, from soaring ceilings and galleried landings to wonderfully individual living spaces.

Standing opposite one of Great Massingham's picturesque village ponds, the house is approached through an ornate glazed garden room, filled with natural light and overlooking the water. Beyond are a generous family bathroom and versatile study, which could also serve as a snug, playroom or occasional fourth bedroom.

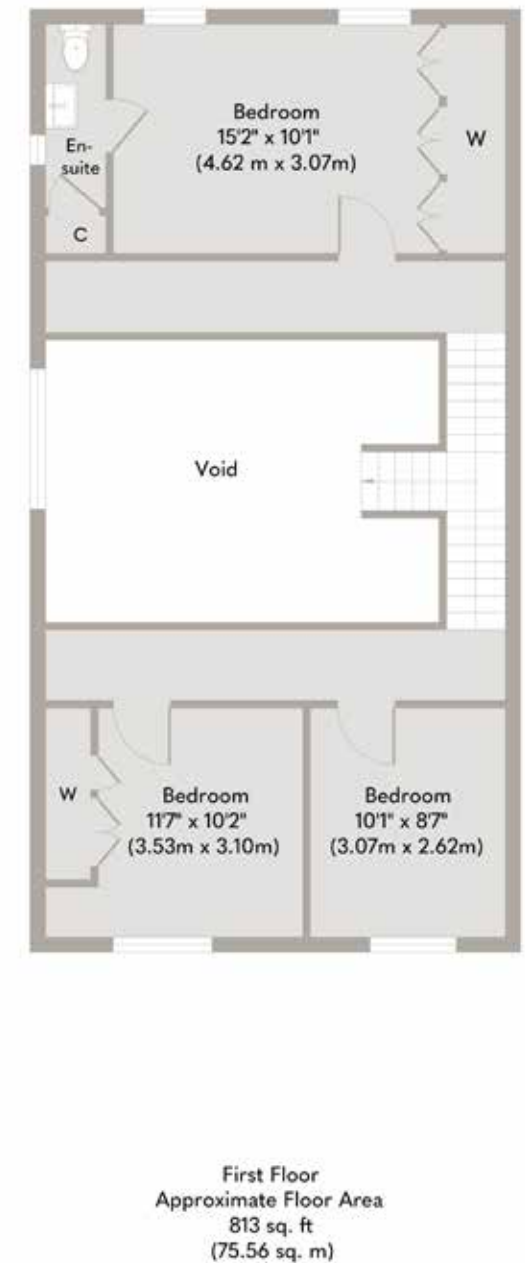
The former chapel forms the heart of the home, now an impressive open-plan living and dining room with a full-height vaulted ceiling, galleried landings, timber columns, beams and wood-burning stove. French doors lead into the kitchen/breakfast room, added by the current owners, with contemporary cabinetry, a substantial island, orangery-style roof lantern and bi-fold doors opening onto the garden.

Upstairs, two double bedrooms enjoy views towards the village pond, while the principal bedroom overlooks the rear garden and benefits from an en-suite WC.

Outside, a paved terrace leads to an established lawned garden with mature planting and a characterful brick outbuilding, which provides useful garaging and additional off-road parking.

Unique and full of character, The Old Meeting House combines nearly two centuries of history with the space and versatility of a modern family home.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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Great Massingham

AWARD-WINNING CHARM, VIBRANT
COMMUNITY, SERENE COUNTRYSIDE

One of Norfolk’s most attractive villages, Great Massingham enjoys a thriving community and rural village life, whilst nestled between the busy market towns of King’s Lynn and Fakenham. There is a local primary school, pre-school, a village shop and post office, and The Cartshed Tea Room. The Dabbling Duck is a popular pub within the village, which offers an excellent restaurant alongside a Bed and Breakfast.

Multiple large ponds can be found throughout the village, which has won many awards such as ‘CPRE Community Open Spaces award and several ‘EDP Pride in Norfolk’ awards. Opposite the impressive village green is St Mary’s church, which has been a focal point of the village for hundreds of years. In the heart of Great Massingham is the Village Hall, which was refurbished in 2019, and hosts many activities and clubs such as tennis, bowls, table tennis, billiards, snooker and more.

The property itself was built in 1853 as a chapel for the Wesleyan Methodists, with the history of the site dating back to 1574, when it belonged to Sir Thomas Gresham. By the early 1800s, it had passed to the Marquis of Cholmondeley. Sold in 1912, the building became known as The Old Meeting House and was subsequently used by the Loyal Lodge of Oddfellows before being acquired by the British Legion. In the 1970s, it was transformed into a private home, with its original character continuing to evolve over the years. Today, the house retains a fascinating connection to its past, with original title deeds and architectural drawings from its conversion still preserved by the current owners.

If you’re looking for a quieter life with beautiful countryside walks, whilst remaining close to amenities, then Great Massingham is certainly one to explore.



Note from the Vendor



“We have loved living in a house with such a unique story, in the heart of such a special village.”



SERVICES CONNECTED

Mains electricity, water and drainage. Oil fired central heating and a log burner.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

D. Ref: - 8500-0791-0022-5629-3863

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///pigtails.tastier.facelift

AGENT’S NOTE

The property is situated within a conservation area. The property benefits from a right-of-way over a shared access private driveway that leads to gated access at the rear.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm’s employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS

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