



The Chapel

Heath Road | Bury St. Edmunds | IP30 9QU

 FINE & COUNTRY

The Chapel

A striking and highly individual former Methodist chapel, thoughtfully converted to create an exceptional village home that seamlessly combines historic character with modern comfort. Retaining beautiful architectural features including arched windows, impressive proportions and attractive brick elevations, this landmark building offers versatile open-plan living, three generous double bedrooms, a south-facing garden and private parking, all set within the heart of one of Suffolk's most desirable villages.





Step Inside

The property immediately impresses with its sense of space, light and architectural character. Entering from Heath Road, the expansive open-plan living area forms the heart of the home, where engineered oak flooring, bespoke storage solutions, plantation shutters and a distinctive curved staircase combine to create a stylish yet welcoming environment. The flowing design effortlessly accommodates sitting, dining and entertaining areas, enhanced by air conditioning and an abundance of natural light

The kitchen and dining area is thoughtfully appointed with a comprehensive range of cabinetry, ample work surfaces and a range-style cooker, creating a practical and sociable setting for everyday living. Adjacent to this, the utility room provides additional storage and functionality, discreetly supporting the main living accommodation.

To the rear, the garden room enjoys a wonderful connection with the outside space. Bi-fold doors open onto the terrace and garden beyond, allowing indoor and outdoor living to blend seamlessly during the warmer months.

Ascending the elegant open-tread staircase, the first floor continues to showcase the chapel's unique character. The principal bedroom is a superb retreat with a vaulted ceiling, exposed timbers and a well-appointed en suite shower room. Two further double bedrooms provide comfortable and flexible accommodation, each enjoying individual features that reflect the building's heritage. A stylish family bathroom, complete with a classic roll-top bath, serves the remaining bedrooms.

Throughout the property, careful modernisation has been balanced with the preservation of original character, creating a home that is both distinctive and practical for contemporary living. Additional benefits include gas-fired central heating, air conditioning to selected rooms and an integrated sprinkler system.





Step Outside

Approached via a private brick-paved driveway, the property benefits from ample off-road parking and a welcoming sense of arrival. A side gate leads through to the enclosed rear garden, which has been thoughtfully landscaped for ease of maintenance.

Designed to complement a modern lifestyle, the south-facing garden provides an attractive outdoor setting for entertaining, relaxing and al fresco dining. A paved terrace adjoins the property, while a raised timber deck creates an additional seating area overlooking the garden. Enclosed by fencing and enjoying a good degree of privacy, the outside space offers a practical yet appealing extension of the living accommodation.



Location

Woolpit is widely regarded as one of Suffolk's most sought-after villages, offering a rare blend of historic charm, strong community spirit and excellent everyday amenities. The village provides a range of facilities including local shops, public houses, a health centre, pharmacy, primary school and numerous community organisations, all contributing to its enduring popularity.

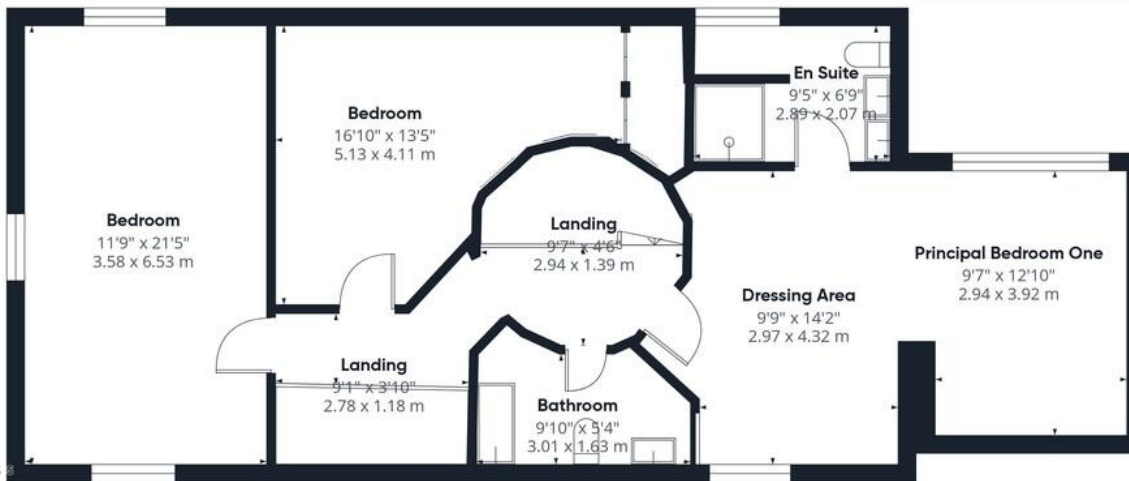
Ideally positioned just off the A14, Woolpit enjoys convenient access to Bury St Edmunds, Stowmarket, Ipswich and the wider regional road network. Rail services from nearby Elmswell and Stowmarket offer links to London Liverpool Street and Cambridge, making the village well suited to commuters as well as those seeking a peaceful rural lifestyle. Surrounded by attractive Suffolk countryside, Woolpit combines village convenience with picturesque surroundings, creating an exceptional setting for this unique and historic home.

SERVICES

- All mains services are connected.
- Gas central heating
- Mains Drainage
- EPC Rating – C
- Council Tax Band - E



Floor 0



Floor 1

Approximate total area¹⁾
1948 ft²
181 m²

Reduced headroom
16 ft²
1.5 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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PROTECTED



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