



The Heywood | Diss | IP22 5TB
Guide Price £499,950

twgaze

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Charming 3 bedroom converted school house/chapel with double garage and grounds of approx 0.3 acres of mature gardens. Countryside location and just 5 miles from Diss. No onward chain.

- Stunning converted School house/Chapel with open-plan living
- Quiet, rural location, yet only a few miles from Diss
- Character and features throughout
- Flexible layout
- 0.3 acre of mature gardens
- Double garage
- No onward chain!

Location

St James sits along The Heywood, a largely rural area with houses sporadically placed and enjoying views over the open farmland. The property lies around 5 miles from the centre of Diss, a bustling market town which provides an excellent range of shopping and leisure facilities, including rugby, tennis, squash and football clubs, plus an 18 hole golf course. Additionally there is schooling to sixth form level at the well regarded Diss High School and also at Wymondham High School and Wymondham College some 11 miles to the north. Norwich, Ipswich and Bury St Edmunds are all within easy reach by car or train (via Diss railway station on the London to Liverpool Street line) and the beautiful Heritage Coast is some 45 minutes drive away.

The Property

Built as a chapel in 1865, at a cost of £800.00, it was used for services only. The current owner converted the chapel in 1995 to create the stylish home it is today. Being largely open-plan it is ideal for couples and offers spacious and yet cosy accommodation. It really is the most perfect and peaceful retreat for those looking to escape the rat race. There are many features of the property worth noting, namely the windows which have been elongated downwards to allow in more light and views over the gardens from the ground floor area, the arched doorways which nod to the history of the building and the stained glass which was supplied by a local artisan (the original stained glass window in the east elevation depicting St James now sits proudly in St Mary's Church, Diss). There is plenty of space for occasional guests. A door in the living room, cleverly disguised as a bookcase, gives access to a guest bedroom with double wardrobes and a shower room. The staircase in the living room gives access to the first floor east-facing bedroom and on the opposite side of the vaulted living area is the main bedroom which is accessed via a separate staircase and faces south. Leading off is an ensuite bathroom with shower over the bath and a separate dressing room. From here, a small flight of stairs lead up into the attic room which is a useful store room or study. Lastly, the bespoke kitchen includes an electric





cooking range with gas hob. There is plumbing and space for a washing machine and a built-in fridge and a freezer.

Outside

The property sits in around 0.3 acre STMS and has road access via a field gate to the rear garden directly off The Heywood. Vehicular access is via Back Heywood, which runs to the side of the property into the rear garden where a double garage is situated (6.5m x 5.68m). This has open-ended planning permission to create a room in the eaves if required. The gardens are established and easy to maintain yet offer a lot of scope for garden enthusiasts.

Services: Mains water and electricity are connected to the property. Shared STP drainage payable to Anglian Water). LPG fired gas boiler serving central heating and underfloor heating to entrance hall, kitchen, living room and ensuite bathroom, hot water and kitchen hob. The accommodation in the eastern section is heating via electric storage heaters. B4RN award winning Gigabit 1000Mbps Full Fibre Broadband Service.

How to get there: [what3words///nitrate.eyeliner.spicy](https://what3words.com/nitrate.eyeliner.spicy)

Viewing: Strictly by appointment with TW Gaze.

Freehold.

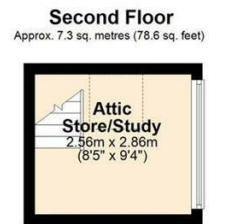
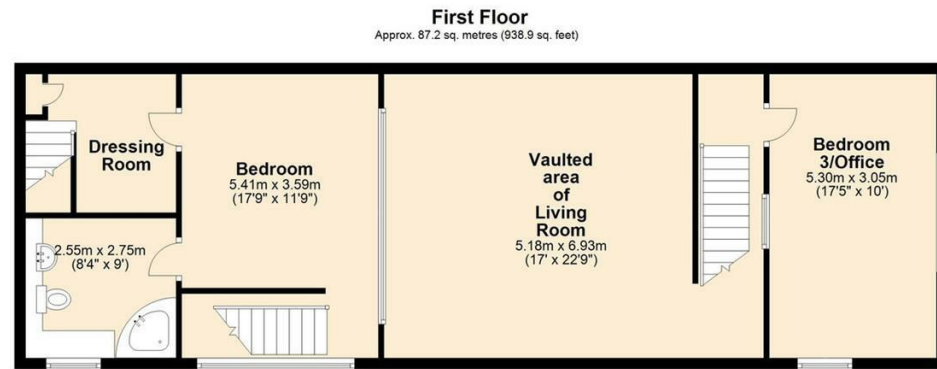
Council Tax Band: TBC (Not showing as available on .Gov website)

Agents Note: Please call for more information on this property.

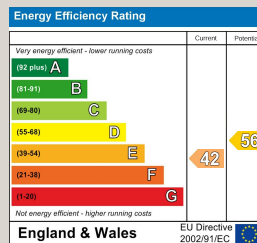
Anti-Money Laundering, Terrorist Financing and Transfer of funds Regulations 2017.

In line with the regulations, TW Gaze are legally required to carry out AML due diligence checks on all proposed legal purchasers involved in the transaction. A charge of £25.00 + VAT (£30.00 Inc VAT) processing fee is applicable for each purchaser once an acceptable offer is agreed.

Ref: 2/19725/KH



Total area: approx. 183.8 sq. metres (1978.8 sq. feet)



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