

*A former Baptist chapel within a plot of 0.24 acres, located in the desirable rural Suffolk village of Charsfield.*



## Guide Price

£130,000

Freehold

Ref: B267(A1)/LS

## Address

Charsfield Baptist  
Chapel  
The Street  
Charsfield  
Suffolk IP13 7PY



Baptist chapel extending to 190sq.m (2043sq.ft) of brick construction believed to date back to 1808.

Potential for alternative uses, subject to planning permission.

Grounds of approximately 0.24 acres including graveyard

## Contact Us



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Well Close Square  
Framlingham  
Suffolk IP13 9DU

T: 01728 724200  
email@clarkeandsimpson.co.uk  
www.clarkeandsimpson.co.uk

And at The London Office  
40 St James' Place  
London SW1A 1NS

## **Location**

The property is located in the heart of the popular village of Charsfield which benefits from a primary school and first class playing fields with tennis courts and children's playing equipment. The property is located in an excellent position for access to Framlingham (5 miles), Wickham Market (4 miles), Woodbridge (6 miles) and the county town of Ipswich (11 miles). Both Framlingham and Woodbridge are well known for their excellent schools in both the state and private sectors, with Framlingham having Thomas Mills High School and Framlingham College, and Woodbridge being home to Farlingaye High School and Woodbridge School. Woodbridge is located on the banks of the River Deben and offers a wide variety of shops and restaurants. The medieval market town of Framlingham, with its Norman castle, is also home to a good range of local shops and businesses. Ipswich has national stores, as well as trains to London's Liverpool Street, scheduled to take just over the hour.

## **Description**

A former Baptist chapel believed to date back to 1808 with later extensions. The accommodation includes a main chapel with first floor gallery, rear store/meeting room and outside WC. The rooms are bright and spacious with high levels of natural light from numerous large windows on all sides of the building.

In all the accommodation extends to 190sqm (2,043 sq.ft).

## **Outside**

To property adjoins The Street to the front and Chapel Lane to the side of the property. To the rear of the Chapel is a range of outbuildings/stores and lawned area, with graveyard beyond. For the avoidance of doubt, the graveyard is to be sold with the property and is to remain open to the public. The property does not benefit from off-road parking, however unrestricted on-street parking is available within the village. In addition, the property adjoins Charsfield Recreational Ground where further parking is available. The grounds extend, in all, to 0.24 acres (0.09ha).

## **Planning**

We believe the planning use class to be: F1 (Learning and Non-residential Institutions). The property may have potential for alternative uses such as commercial (Class E) or residential, subject to planning permission. However, interested parties are advised to conduct their own investigations with the relevant planning authority.

## **Seller's Solicitors**

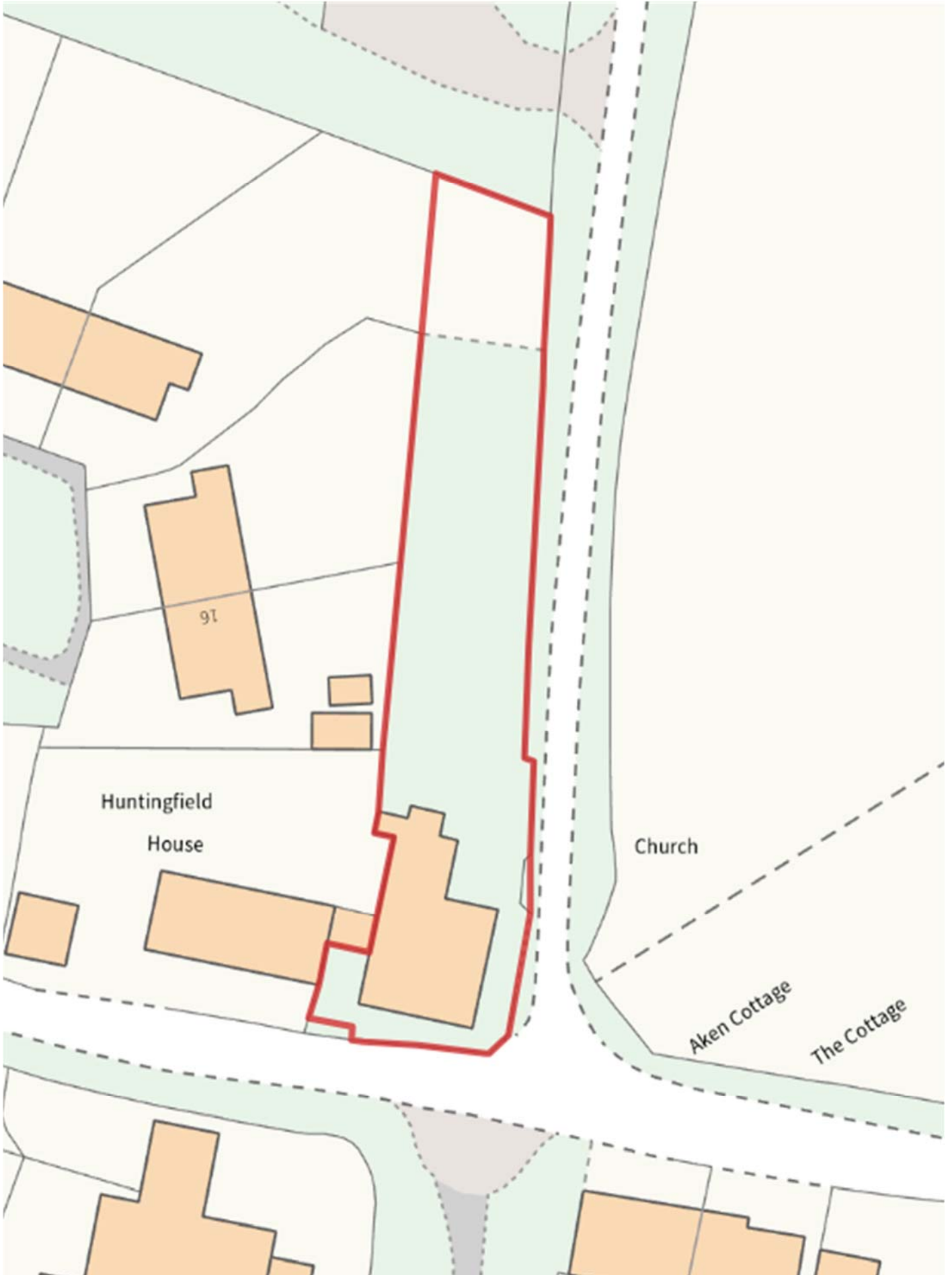
The seller's solicitors are Wellers Law Group; 65 Leadenhall Street, London EC3A 2AD. For the attention of Isabella Pavitt, email: [isabella.pavitt@wellerslawgroup.com](mailto:isabella.pavitt@wellerslawgroup.com).







Indicative Site Plan



## Floorplan

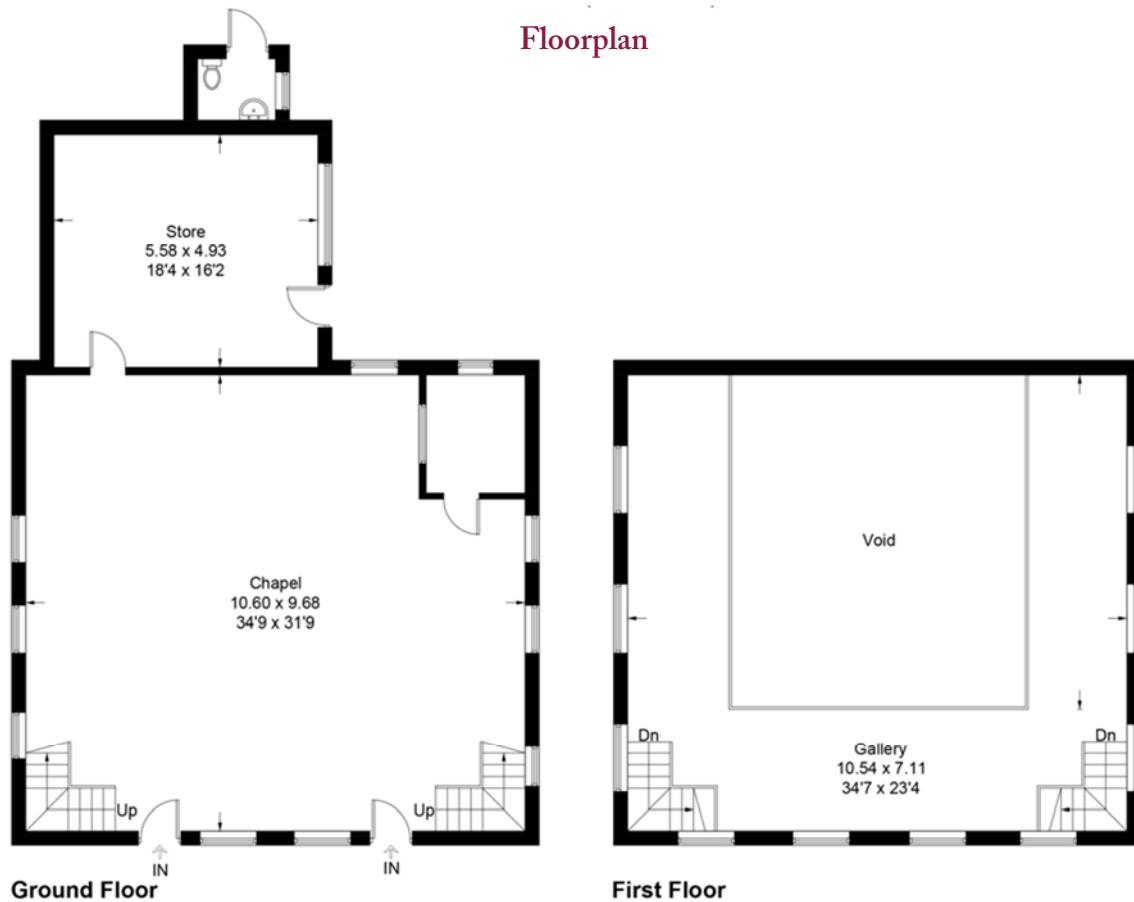


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1218223)

*Viewing* Strictly by appointment with the agent.

*Services* We are informed mains water and electricity are connected to the property, in addition to mains foul drainage. Heating is via electric panel heaters.

*EPC* Exempt due to place of worship status.

*Rateable Value* N/A

*Local Authority* East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000.

### NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.
2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

*April 2026*

## Directions

On entering the village from the B1078, follow The Street for approximately 300m where the Chapel will be found on the right hand side, located on the corner of Chapel Land and The Street.

What3Words location: [///thumb.tanked.culling](http://thumb.tanked.culling)



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