



## Westhall, Suffolk

Guide Price £700,000

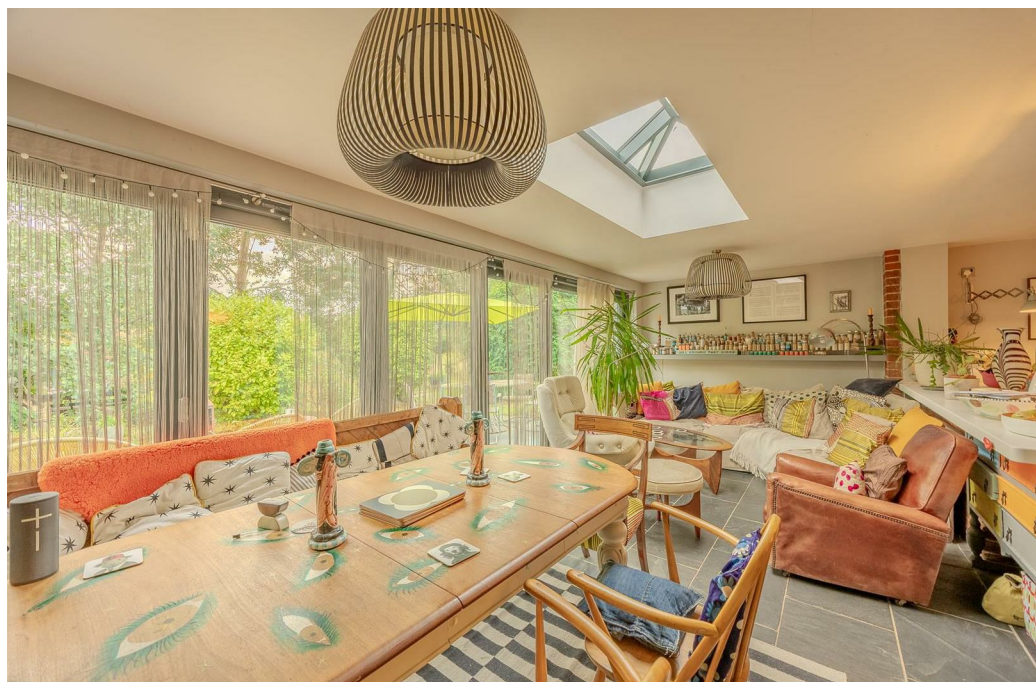
- £700,000-£750,000 Guide Price
- Open-plan kitchen, dining, and entertaining space created by a substantial side extension, with bi-folding doors to the rear garden.
- Substantial enclosed rear garden, ideal for entertaining or relaxation.
- Originally built in the late 19th century and extended in 1898, this former Methodist chapel has been converted into a five-bedroom detached home.
- Living room, sitting room, utility room, and downstairs office provide versatile living spaces.
- Large entrance hall with a striking galleried landing.
- Five bedrooms, including a principal suite with dressing room and en suite with one further ensuite bedroom, plus a family bathroom.

# Mill Common, Westhall

Westhall is a charming, tranquil village located in the heart of Suffolk, offering a peaceful countryside setting with easy access to nearby towns and the coast. Known for its scenic beauty, the village is surrounded by lush farmland and rolling hills, creating an idyllic backdrop for rural living. With its traditional Suffolk architecture and friendly community, Westhall boasts a welcoming atmosphere, making it a perfect place for those seeking a slower pace of life. The village is well-connected, with local amenities and transport links providing convenience, while the nearby towns offer a range of shops, schools, and services. Whether you're drawn to the peaceful surroundings or the rich local history, Westhall offers a delightful blend of rural charm and modern accessibility being 1.5 miles from Brampton train station with links to Ipswich and London and a short drive to Southwold & Walberswick beaches.



Council Tax Band: E



## DESCRIPTION

Originally built in the late 19th century and extended in 1898, The Old Methodist Chapel in Westhall has been beautifully converted into a five-bedroom detached home that blends original character with modern comfort. The property features a large entrance hall with a striking galleried landing, leading to generous living spaces including a spacious open-plan kitchen, dining and entertaining area created by a substantial side extension, along with a living room, sitting room, utility room, and downstairs office. Upstairs are five well-proportioned bedrooms, two with ensembles – including a principal suite with a dressing room – and a stylish family bathroom. Full of period charm, the home sits within a substantial enclosed rear garden, offering privacy and space in a peaceful Suffolk village setting.

## LIVING AREAS

The living areas of The Old Methodist Chapel showcase the building's heritage and warmth, offering two inviting spaces designed for both relaxation and entertaining. The living room exudes character with its generous proportions, large windows that flood the space with natural light, and subtle reminders of the chapel's 19th-century origins. Adjacent to this, the sitting room provides a more intimate retreat, perfect for quiet evenings or family gatherings, blending period charm with comfortable, contemporary finishes. Together, these rooms create a versatile and welcoming heart to the home, balancing the chapel's historic atmosphere with modern, everyday living.

## KITCHEN/DINER

The kitchen and dining area form the vibrant heart of The Old Methodist Chapel, set within the impressive modern extension that seamlessly blends with the property's historic character. This open-plan space is filled with bohemian charm, combining rustic textures and contemporary finishes to create a relaxed yet stylish atmosphere. The fully equipped kitchen offers ample storage and workspace, ideal for both everyday living and entertaining, while the dining area flows

effortlessly to the outdoors through bi-folding doors that open onto the enclosed rear garden. Bathed in natural light and designed for social living, this is a truly inviting space where the home's creative personality shines.

## BEDROOMS

The bedrooms at The Old Methodist Chapel are generously proportioned and continue the home's blend of character and comfort. The principal suite is a luxurious retreat, complete with a dressing room and a private ensuite bathroom, offering both style and privacy. Two further bedrooms also benefit from ensembles, while the remaining bedrooms are well-sized and flexible, perfect for family, guests, or a home office. All rooms are bright and airy, with subtle nods to the property's 19th-century origins, creating a harmonious balance of period charm and modern convenience throughout the first floor.

## BATHROOMS

The bathrooms in The Old Methodist Chapel are thoughtfully designed to complement the home's blend of period character and contemporary comfort. The principal and one additional ensembles offer modern fixtures and elegant finishes, providing private, stylish retreats for the bedrooms they serve. A well-appointed family bathroom completes the first floor, featuring quality fittings and a light, airy atmosphere. Each bathroom balances practicality with a sense of calm, reflecting the home's overall charm while meeting the needs of modern family living.

## OUTSIDE

The rear garden of The Old Methodist Chapel is a substantial and fully enclosed outdoor space, offering both privacy and versatility. Accessible via bi-folding doors from the open-plan kitchen and dining area, it provides a seamless connection between indoor and outdoor living, ideal for entertaining, family life, or quiet relaxation. The garden's generous proportions allow for multiple seating or play

areas, while its sheltered setting ensures a peaceful retreat that complements the character and charm of this unique former chapel.

### SERVICES

Mains electricity, water and sewerage, oil tank

### VIEWING ARRANGEMENTS

Please contact Flick & Son, 23A, New Market, Beccles, NR34 9HD for an appointment to view.

Email: [beccles@flickandson.co.uk](mailto:beccles@flickandson.co.uk).

Tel: 01502 442889

REF:JD/20938

### FIXTURES & FITTINGS

No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in the sale. These particulars do not constitute any part of any offer or contract. They are issued in good faith but do not constitute representations of fact and should be independently checked by or on behalf of prospective purchasers or tenants and are furnished on the express understanding that neither the agents nor the vendor are or will become liable in respect of their contents. The vendor does not hereby make or give nor do Messrs Flick & Son nor does any Director or employee of Messrs Flick & Son have any authority to make or give any representation or warranty whatsoever, as regards the property or otherwise.

### TENURE

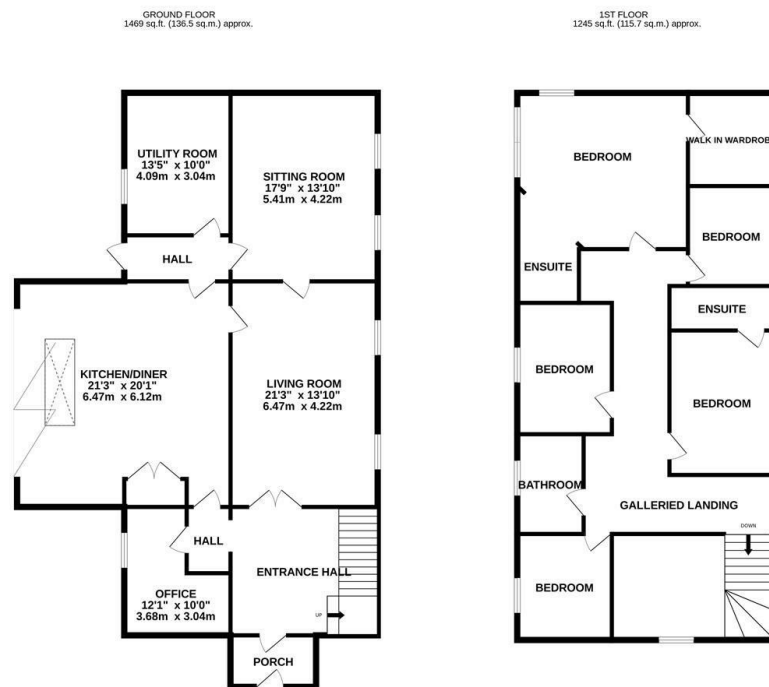
Freehold

### OUTGOINGS

Council Tax Band E



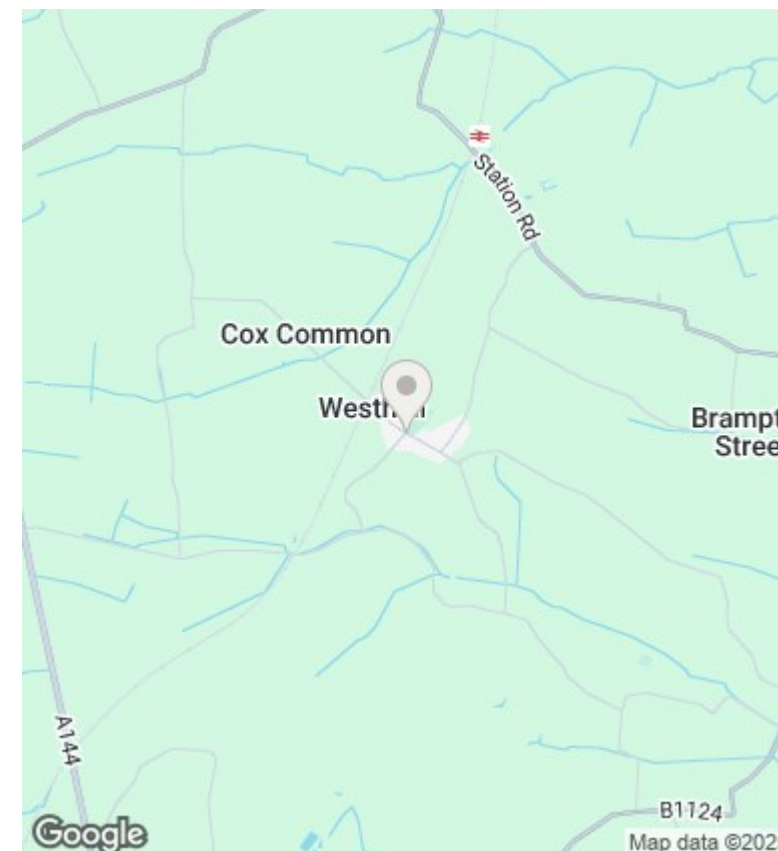




**TOTAL FLOOR AREA:** 2714 sq. ft. (252.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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## Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to Jigsaw Mortgages Ltd for financial services, Fairweather Law and Stamford Legal for conveyancing and MS Surveys for property surveys. It is the clients decision whether to use these services however if the decision is made to proceed with these services, it should be known that Flick & Son will receive a referral fee of £50 for Jigsaw Mortgages Ltd, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal referrals, and £50 referral fee for MS Surveys.

## Floorplans

These plans are for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party.

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

## Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at [www.epcregister.com](http://www.epcregister.com)