



The Chapel  
21 Mill Road | Kirby Cane | Norfolk | NR32 4PJ

# REFINED COUNTRYSIDE LIVING



Set within the popular village of Kirby Cane, this is a distinctive and characterful home that immediately conveys a sense of warmth, quality and considered design. Approached via a private driveway and framed by mature planting, the property sits comfortably within its surroundings while offering a refined and welcoming first impression.



# KEY FEATURES

- A Beautifully Presented and Thoughtfully Renovated Chapel
- Located in the Popular and Desirable Village of Kirby Cane
- Generous, Flexible Accommodation Arranged Over Two Floors
- Characterful Open-Plan Kitchen, Dining and Living Space with Wood Burner
- Spacious and Light Living Room with Access to the Gardens
- Four Bedrooms and Stylish Bath and Shower Rooms
- The Principal Bedroom benefits from a Vaulted Ceiling and Bespoke Fitted Storage & En-Suite
- Landscaped Gardens with Private Seating Areas and Mature Planting
- Driveway Parking and Attractive Rural Village Setting
- Close to Two Market Towns and their Amenities
- Energy Rating: F

The architecture reflects its heritage, with brick elevations, pitched rooflines and thoughtfully retained detailing, yet the interior has been carefully updated to suit modern living. This is a home that balances period charm with everyday practicality, creating spaces that feel both elegant and relaxed from the moment you arrive.

## Living and Entertaining

At the heart of the home lies an impressive open-plan kitchen, dining and living space, designed to bring people together. The kitchen is beautifully appointed with painted cabinetry, generous work surfaces and a large central island that acts as a natural hub for cooking, dining and informal gatherings. Pendant lighting, integrated appliances and a statement range cooker add both style and function.

The adjoining living area is centred around a wood-burning stove, creating a cosy focal point that complements the room's proportions and natural light. This space flows seamlessly into the dining area, making it ideal for both everyday family life and entertaining on a larger scale. Beyond the kitchen/living room, is a 32ft living space, with large arch framed windows and access directly to the garden allowing flexibility for family use.





# KEY FEATURES

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## Spaces to Unwind, Sleep and Recharge

The bedroom accommodation continues the sense of character and calm found throughout the home. The principal bedroom is particularly striking, featuring vaulted ceilings, exposed beams and bespoke fitted storage that maximises space while enhancing the room's architectural appeal. This is a tranquil retreat, offering a sense of separation from the main living areas below.

Further bedrooms are well proportioned and thoughtfully presented, each enjoying good natural light and a cohesive decorative style. These rooms are well suited to family living, guest accommodation or home working, offering flexibility without compromise. Stylish bath and shower rooms serve the accommodation, finished with clean lines and quality fittings that reflect the overall standard of the home.

## Gardens and Outside Space

Outside, the gardens have been carefully landscaped to create a series of inviting spaces for relaxation and entertaining. Paved terraces provide ideal spots for outdoor dining, while mature planting, brick retaining walls and established trees create privacy and structure.

The gardens feel both manageable and established, offering seasonal interest and a strong connection to the surrounding countryside. Whether enjoying a quiet morning coffee, hosting friends on a summer evening or simply spending time outdoors, the setting enhances the lifestyle appeal of the property.

































# INFORMATION

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## On The Doorstep

Kirby Cane is a charming and well-connected village set within the Waveney Valley, offering an appealing blend of rural tranquillity and accessibility. Surrounded by open countryside and scenic walking routes, the area is ideal for those who enjoy an active outdoor lifestyle. Within the village is the popular public house, The Olive Tree and also a village convenience store. The nearby market towns of Beccles and Bungay provide a wide range of independent shops, cafés and everyday amenities, while the Norfolk Broads and the Suffolk Heritage Coast offer exceptional opportunities for leisure, boating and coastal exploration. With Norwich also within comfortable reach, the location combines village living with excellent connectivity. The property's location offers access to village, town and independent schooling, covering all age groups and learning preferences. The combination of a local primary school and highly regarded secondary schools in Beccles and Bungay is a particular strength, reinforcing the area's appeal for families seeking long term lifestyle and educational stability. Independent schooling is also available close by in Langley.

## How Far Is It To?

- Beccles – approximately 4.5 miles
- Bungay – approximately 4 miles
- Norwich – approximately 17 miles
- Southwold/Suffolk Heritage Coast – approximately 30 to 35 minutes
- Norfolk Broads – within easy reach

## Directions - Please Scan QR Code Below

From Beccles, follow the A146 towards Bungay. Continue on to the A143 and at the Stockton roundabout turn left on to the A143 towards Diss. Follow this road and turn left on to Church Road. Proceed through the village and at the bend in the road at the village store, turn left onto Mill Road. The property will be found in front of you.

## What Three Words Location

Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... [claim.strongman.outs](#)

## Services, District Council and Tenure

Oil Central Heating, Mains Water, Mains Drainage  
Super Fast Broadband Available - please see [www.openreach.com/fibre-checker](http://www.openreach.com/fibre-checker)  
Mobile Phone Reception - varies depending on network provider  
Please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)  
South Norfolk District Council - Council Tax Band F  
Freehold





Approximate total area<sup>(1)</sup>  
2764 ft<sup>2</sup>  
256,9 m<sup>2</sup>

Reduced headroom  
79 ft<sup>2</sup>  
7,3 m<sup>2</sup>

(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.

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Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.





# FINE & COUNTRY

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