



The Old Chapel, Bens Lane, Wereham, KING'S LYNN, PE33 9FL

welcome to

The Old Chapel, Bens Lane, Wereham, KING'S LYNN

A truly unique and characterful home, this stunning former chapel offers vaulted ceilings, beautiful original features & versatile living space. With the rare option to purchase alongside the adjoining property, it presents an exceptional opportunity to create a substantial, one-of-a-kind residence.



Description

A truly distinctive & characterful home, this beautifully individual property is rich in charm & architectural interest, offering elegant & versatile accommodation throughout.

The stunning dual-aspect sitting room forms a striking focal point of the home, featuring two beautiful 'chancel-style' windows that flood the space with natural light, while a vaulted ceiling enhances the sense of grandeur & openness. The ground floor continues to impress with a delightful sun room, showcasing an attractive brick & flint feature wall. A separate dining room offers the perfect setting for more formal entertaining, while the well-appointed kitchen/breakfast room & adjoining laundry room ensure practicality. A ground floor bedroom & bathroom add further flexibility to the layout.

To the first floor, a charming galleried landing overlooks the living space below & leads to two well-proportioned bedrooms, along with a family bathroom.

Externally, the property is complemented by a garage to the rear, completing this unique & highly appealing home.

Location

Wereham is a small village in Norfolk, that has a rich history that dates back to the Bronze Age. The village was mentioned in the doomsday book of 1086 and has been inhabited since then. It was a thriving agricultural community in the 19th century, with many residents working on the surrounding farms. Today, Wereham is a peaceful and picturesque place to live with a strong sense of community and range of local amenities including a Public House. The village is surrounded by beautiful countryside, with plenty of opportunities for walking, cycling and horse riding. The nearby River Ouse is a popular spot for fishing & boating and there are several nature reserves in the area, including the RSPB reserve at Snettisham. For those interested in history, there are several historic sites to explore, including the ruins of Castle Acre Priory and the medieval town of Kings Lynn. Overall, Wereham is a charming and welcoming village that offers a taste of rural life in the heart of Norfolk.

Agent's Note

The Old Chapel is available to purchase as a whole alongside the adjoining dwelling, The Old School House, which is currently offered for sale separately. While both properties are presently configured as independent homes, they were previously connected via a doorway from the sun room of the Old Chapel through to the Old School House. This opening has since been bricked up, however, for those seeking a larger combined residence, there is potential to reinstate access, subject to any necessary consents.

Heating to the property is served by oil central heating. Please contact the branch for further information if required.

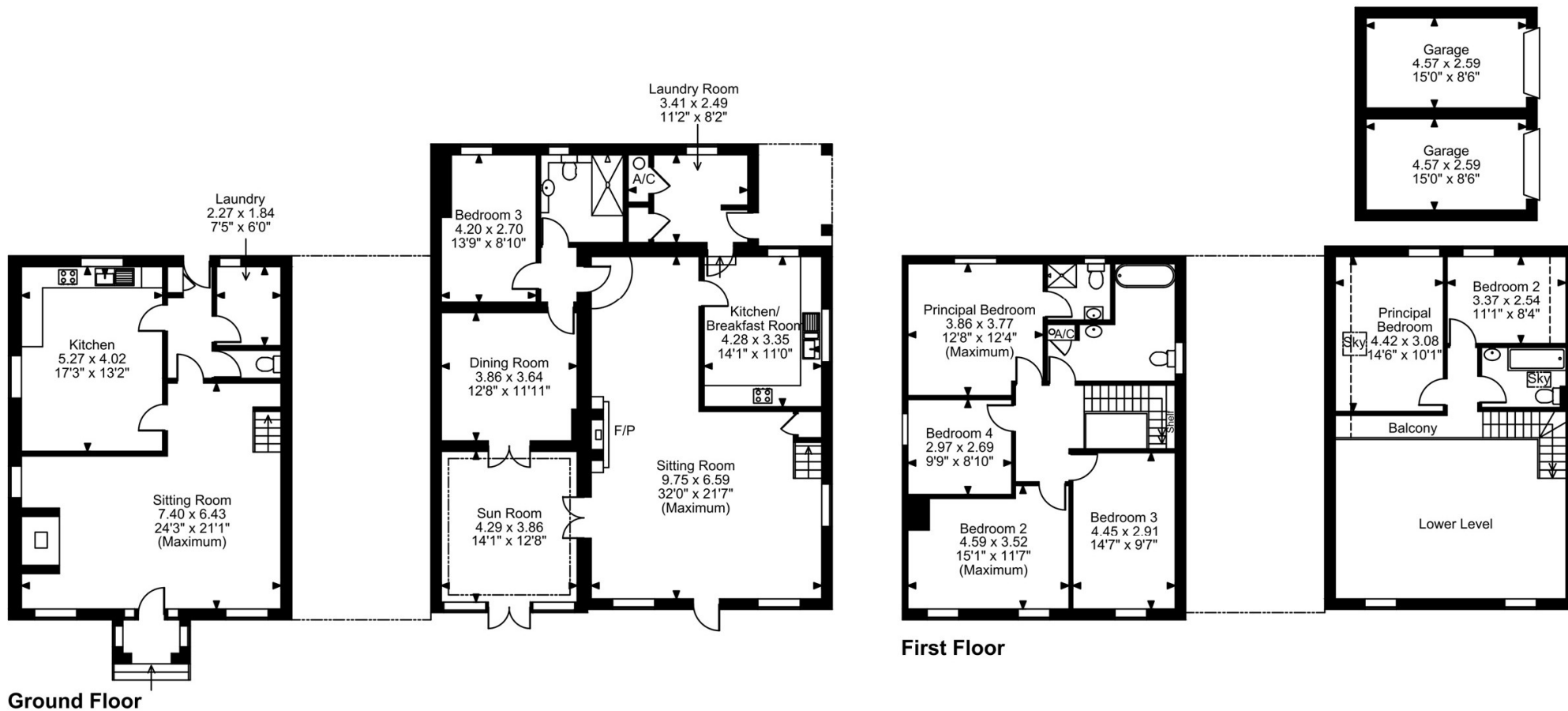
Please note the floorplan used shows both properties available.



view this property online williamhbrown.co.uk/Property/DHM111903



The Old Chapel, Bens Lane, Wereham, King's Lynn



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

☐☐☐ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8680670/DST

welcome to

The Old Chapel, Bens Lane, Wereham, KING'S LYNN

- Three bedroom character property
- Desirable village location
- Option to purchase two adjoining dwellings
- Garage
- No onward chain!

Tenure: Freehold EPC Rating: E

Council Tax Band: D

£375,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/DHM111903



Property Ref:
DHM111903 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443. Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01366 387638



DownhamMarket@williamhbrown.co.uk



2 Market Place, DOWNHAM MARKET, Norfolk,
PE38 9DE



williamhbrown.co.uk