



The Old Chapel
New Road | Fundenhall | Norfolk | NR16 1HG

A HEAVENLY HOME



“A former Methodist chapel, now a fabulous family home, this is a property that stands out from the crowd for all the right reasons.

In a glorious rural setting, just a few minutes from Wymondham, you have the best of town and country here. In recent years it’s been extended, upgraded and improved, creating a place anyone would be proud to call home.

A warm welcome awaits you – come and see for yourself!”



KEY FEATURES

- A Fabulous Former Methodist Chapel in a Rural Setting within Fundenhall
- Four/Five Bedrooms and Two Bath/Shower Rooms
- The Principal Bedroom benefits from a Dressing Room, En-Suite and a Juliette Balcony
- Kitchen/Breakfast Room with Separate Utility Room and Ground Floor WC
- Two Reception Rooms and a Study
- The Outbuildings consist of a Garden Room/Studio providing Versatility along with a Double Garage and Office
- The Garden has a Patio Area and Wonderful Field Views
- The Accommodation extends to 2,649sq.ft
- Energy Rating: D

Dating back to 1890, this period home has eye-catching good looks and wonderful character features throughout, beautifully combined with modern comforts. A fine example of a chapel conversion, it's a joy to behold. In addition to the house, there's a garden studio, garage and office, generous garden and plenty of parking. It's all set in an idyllic rural location, yet well placed for travel around the area with amenities close by.

Packed With Personality

Originally a Primitive Methodist chapel, built in 1890, the former place of worship has been home to the current owners since 2012. When they came here, the chapel had been lovingly converted and finished to a high standard, with features including beams, panelling and original arched doors, and the current owners have further improved it, opening up some of the rooms to make larger spaces that flow effortlessly and adding an extension, a garden studio and a garage. This is now a very versatile and easy house to live in, as suited to a family as it is to a sociable couple. Brilliant for entertaining, it's also the perfect rural retreat, peacefully placed in open countryside.

Work, Rest And Play

One of the many benefits of this property is that it meets so many needs. Whether you're a couple who work from home and want entertaining space, parents looking for a place in which to raise your family, or grandparents retiring and wanting the room to host family and friends, this fits the bill. There are three main rooms on the ground floor, along with a study, utility and cloakroom.





KEY FEATURES

The first is the sitting room, which forms the original part of the property. A stunning room with a feature fireplace with log burner keeping it lovely and warm in winter, it also has a triple aspect, so the light pours in. At the centre of the home is the kitchen, with plenty of space for dining, a dual aspect and double doors to the garden. You can imagine chatting with family as you cook, perhaps as the kids do homework at the table, or relaxing over a glass of wine at the end of the day. Moving through into the family room you'll see again it has a triple aspect, so lots of light coming in, and double doors to the garden. You could have this as a playroom, a formal dining room, or a den for teens, so everyone has their own space. There are two staircases to the first floor, each leading to two bedrooms and a bath or shower room. The principal bedroom suite also has a rather lovely dressing room.

A Celestial Setting

Step outside and all you hear is birdsong and the odd passing tractor. This is a lovely rural position with lots of birdlife and wildlife to spot as you relax in the garden or explore the surrounding lanes. With no light pollution, you'll see incredible sunrises and sunsets, while the stars on clear nights are breathtakingly beautiful. The owners have added a useful garden room that works as a home office or studio and you could run your business from here. It could even be a gym, games room for teens, or could be converted, subject to planning. There's also a garage with an attached office. Whilst the immediate surroundings are rural, you're surprisingly well connected here, with the pretty and well-served market town of Wymondham just five minutes away. You'll find supermarkets, schools, shops and a train station here, making onward connections from Norwich and Cambridge easy. You're also close to both the A11 and A140, so it's easy to travel out of the county and down to the south.

























INFORMATION



On The Doorstep

Fundenhall is a small village about 9.5 miles to the south west of the Cathedral City of Norwich which is an expanding business centre and is renowned for its shopping and cultural facilities and has an excellent selection of schools, both in the public and private sector. An expanding airport and main line railway station with regular connections to London's Liverpool Street. There are numerous leisure facilities including golf courses and tennis clubs nearby. The market town of Wymondham (5 miles) also offers rail connections to Cambridge and London, Waitrose supermarket and Wymondham College School. The property is in the catchment area for the excellent Wymondham High School.

How Far Is It To?

Fundenhall is situated in a peaceful rural environment not far from the A11. The market towns of Attleborough, Diss and Wymondham are between 5 and 13 miles distant and provide a large range of amenities. Very close by to excellent schooling in Wymondham and private schooling in Norwich and also the University Hospital at Colney. Both Spooner Row and Attleborough have a main line rail service to Cambridge, while Diss offers a main line service to London Liverpool Street. "This really is a fabulous location. It's within easy reach of Norwich and the A11 towards London. You can also get to Diss easily, where there's a train station, with direct links to London."

Directions

Leave Norwich on the Ipswich Road/A1056 and then turn right onto the B1113 towards Mulbarton. At the roundabout take the 2nd exit onto The Street/B1113 and continue to follow this road. Turn right onto Wymondham Road and continue onto The Street. Turn left onto New Road and the property will be found on the left hand side clearly signposted with a Fine & Country For Sale Board.

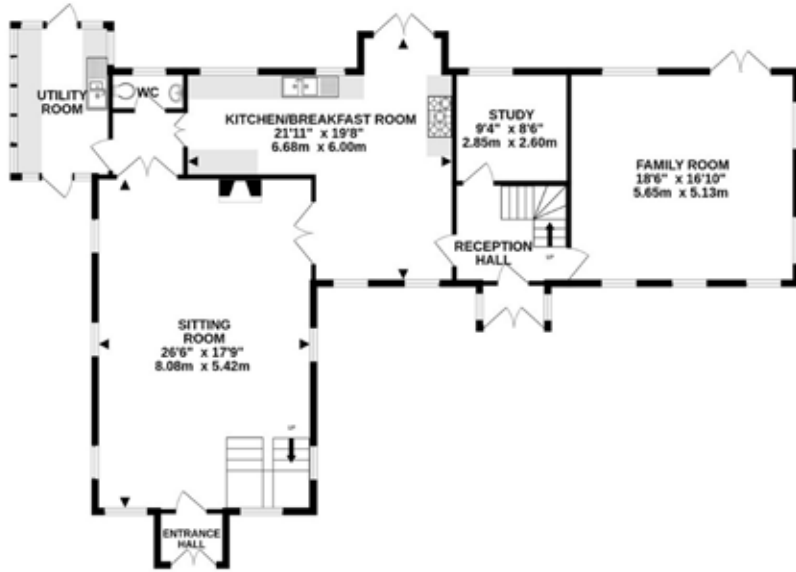
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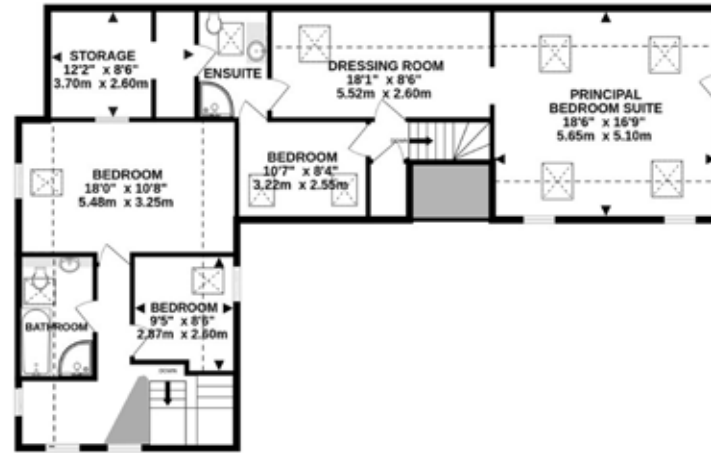
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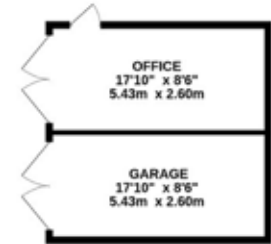
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GROUND FLOOR
1421 sq.ft. (132.0 sq.m.) approx.



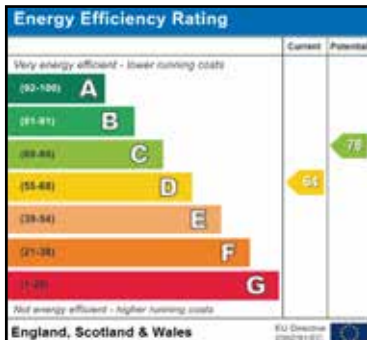
1ST FLOOR
1227 sq.ft. (114.0 sq.m.) approx.



OUTBUILDINGS
626 sq.ft. (58.2 sq.m.) approx.

FLOOR AREA - HOUSE (EXCLUDING OUTBUILDINGS) : 2649 sq. ft. (246 sq.m.) approx.
TOTAL FLOOR AREA : 3275 sq.ft. (304.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk
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For a free valuation, contact the numbers listed on the brochure.





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