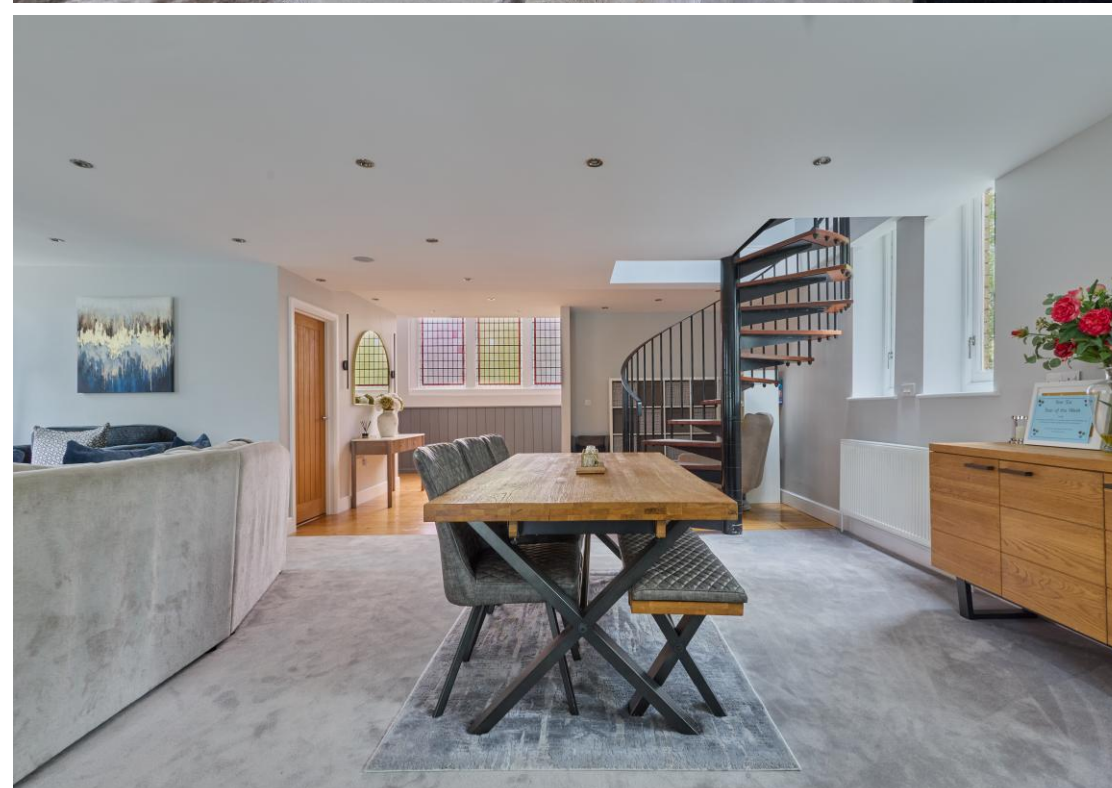




**The Chapel,  
Moulton**

**DAVID  
BURR**





# The Chapel, Newmarket Road, Moulton, CB8 8SS

Moulton is situated near the border of Suffolk and Cambridgeshire, about 3 ½ miles east of the world-renowned racing town of Newmarket and 11 miles west of Bury St Edmunds. The village is ideally situated close to Kennett and Newmarket railway station, the latter offering a 20-minute commute into Cambridge. The river Kennett flows through the village and is spanned by a 15th Century “pack horse” bridge. Moulton is a thriving village with a community Hall, Post Office and shop, recreational facilities and a reputable public house/restaurant.

An exceptional and individual former chapel offering five-bedroom accommodation with magnificent stained-glass windows, exposed timber framing and impressive vaulted ceilings. The property combines its striking period character with spacious and versatile accommodation, including impressive open-plan living, multiple reception spaces and a superb gallery landing. Outside, there is a south-facing garden, generous parking, a garage/workshop and a versatile studio.

## An exceptional and individual former chapel offering five-bedroom accommodation, superb original character and a south-facing garden in the highly sought-after village of Moulton.

### Ground Floor

**RECEPTION HALL** The entrance to this impressive former chapel opens into a welcoming reception hall, featuring a magnificent full-length stained-glass window to the front aspect and solid oak flooring. There are doors leading to the snug and office, whilst the reception hall opens into the impressive open-plan sitting and dining room.

**OPEN – PLAN SITTING & DINING ROOM** A superb open-plan reception space providing an excellent area for both everyday family life and entertaining, with a wood-burning stove creating a natural focal point. The versatile layout incorporates defined sitting and dining areas, whilst retaining an excellent sense of space and continuing seamlessly into the kitchen breakfast room. A spiral staircase rises to the first floor.

**KITCHEN BREAKFAST ROOM** An impressive double-aspect kitchen breakfast room, fitted with an extensive range of units incorporating a substantial central island with integrated storage, breakfast bar and a combination of granite, glass and stainless-steel work surfaces. There is a double sink and drainer, together with a comprehensive range of integrated appliances including three ovens, microwave, warming drawer, induction hob with extractor and dishwasher, whilst there is space for an American-style fridge freezer. French doors lead directly onto the terrace and garden.

**UTILITY ROOM** The utility room has a window to the side aspect and provides space and plumbing for a washing machine and tumble dryer. The room also houses the boiler and pressurised water cylinder.

**CLOAKROOM** Fitted with a WC and wash hand basin.

**OFFICE** A superb double-aspect room with attractive stained-glass windows, providing a unique home-working environment.

**SNUG** Currently used as a snug and offering a range of alternative uses to suit individual requirements, including a playroom or further reception space.

### First Floor

**FIRST FLOOR LANDING** A breathtaking first-floor gallery landing, dominated by an impressive stained-glass window and enhanced by high vaulted ceilings, exposed timber framing and Velux window with integrated blind. The gallery landing provides access to the bedrooms and beautifully showcases the architectural character of the former chapel.

**PRINCIPAL BEDROOM** A superb principal bedroom with exposed timber framing and impressive high vaulted ceilings, complemented by Velux windows with integrated blackout blinds and two fitted wardrobe cupboards. The en suite shower room comprises a one-and-a-half-width shower cubicle, double-width wash hand basin, WC and heated towel rail.

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**BEDROOM 2** A well-proportioned double bedroom with a Velux window and a built-in fitted wardrobe cupboard.

**BEDROOM 3** A double bedroom featuring exposed timber framing, vaulted ceilings, Velux windows and a fitted wardrobe cupboard.

**BEDROOM 4** A bedroom currently utilised as a second home office, featuring impressive vaulted ceilings, a Velux window and exposed timber framing with ornate decorative carvings.

**BEDROOM 5** A bedroom with vaulted ceilings, exposed timber framing with decorative carvings and a Velux window.

**FAMILY BATHROOM** A superbly presented family bathroom comprising a large bath, walk-in shower, his and hers wash hand basins and WC.

## Outside

The property enjoys an attractive and well-established south-facing garden, predominantly laid to lawn and enclosed by mature hedging, with a variety of flowers, shrubs and trees. A paved terrace immediately adjoining the house provides an excellent space for outdoor dining and entertaining, whilst a further area to the side of the garden, currently housing a greenhouse, offers an ideal space for children's play equipment or further landscaping.

**DETACHED GARAGE & STUDIO** A detached garage has been partially converted, with the rear section providing a superb and highly versatile studio space, currently utilised as a bar area. The front section remains as a single garage/workshop, providing useful storage and workspace. Composite decking runs alongside the garage and studio, providing a practical and attractive approach with ease of access in all weathers. The studio could equally lend itself to use as a home gym, office, playroom or additional recreational space.

To the front of the property is a gravel driveway, approached via electric in-and-out gates, providing ample off-road parking for multiple vehicles and a secure approach to the property.

**SERVICES** Oil fired central heating to radiators. Mains water. Mains drainage. Mains electricity connected. NOTE: None of these services have been tested by the agent.

**LOCAL AUTHORITY** West Suffolk Council

**COUNCIL TAX BAND D.** (£2,435.82 per annum)

**EPC C.**

**TENURE** Freehold.

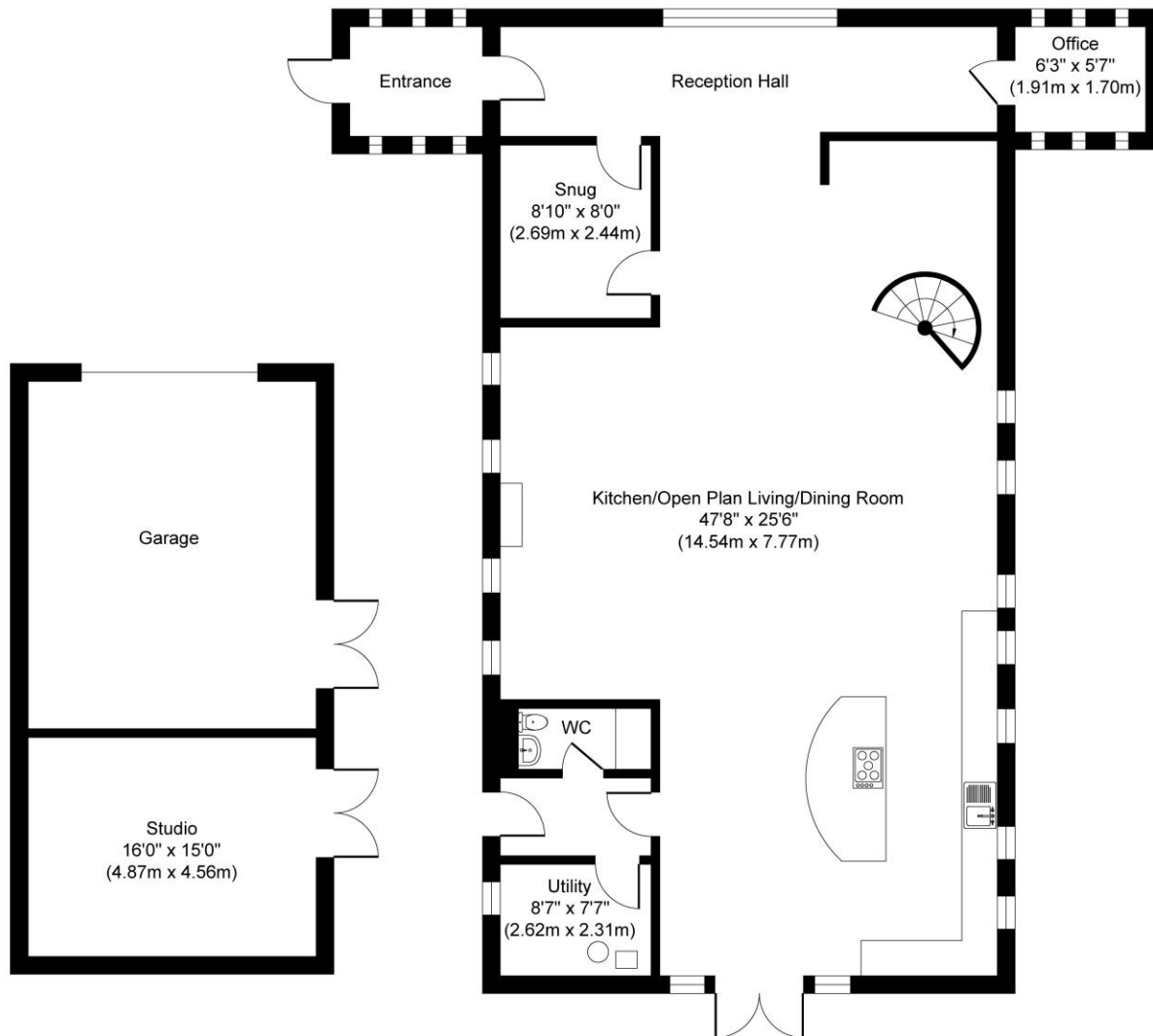
**CONSTRUCTION TYPE** Brick under tiled roof.

**COMMUNICATION SERVICES** (source Ofcom) Broadband: Yes. Speed: Up to 1800 mbps download, up to 220 mbps upload.  
Phone Signal: Yes. Provider: Coverage is likely with all providers.

**WHAT3WORDS** pelting.hatch.marzipan

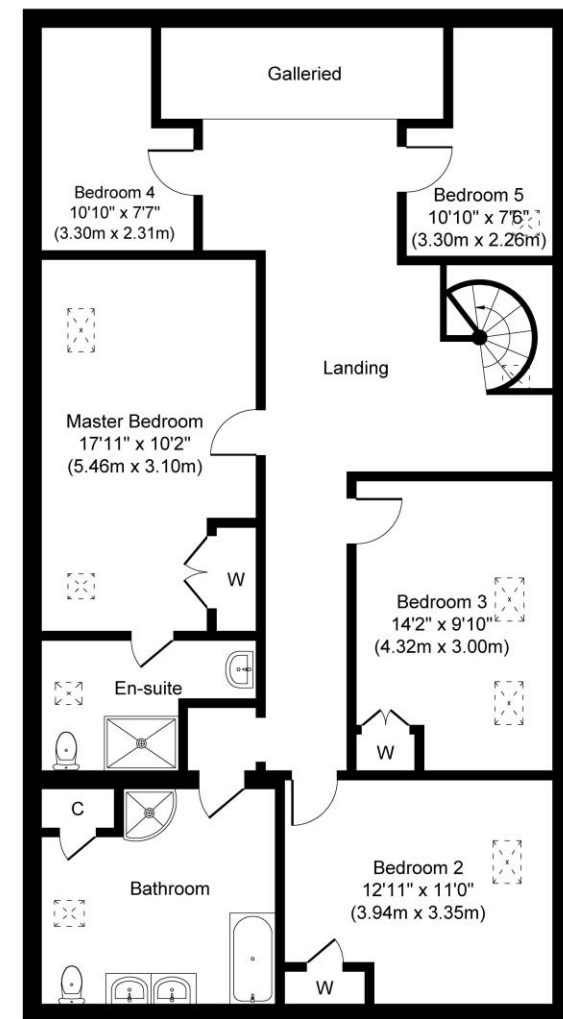
**VIEWING** Strictly by prior appointment only through DAVID BURR.

**NOTICE** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.



**Garage**  
Approximate Floor Area  
513 sq. ft  
47.65sq. m)

**Ground Floor**  
Approximate Floor Area  
1225 sq. ft  
(113.80 sq. m)



**First Floor**  
Approximate Floor Area  
1145 sq. ft  
(106.40 sq. m)

**Approx. Gross Internal Floor Area 2370 sq. ft / 220.20 sq. m (Excluding Garage)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



