

**Aldreds**  
Estate Agents



Chapelfield Cottage Chapel Field Road, Stalham, NR12 9EN

Guide Price £750,000



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# Chapelfield Cottage Chapel Field Road

Stalham, NR12 9EN

- Period Detached Cottage
- Two Holiday Apartments
- Many Character Features
- Generous Garden of approximately 0.75 acre (stms)
- Stunning Rural Location Close to the River Ant
- Five Bedroom Main Accommodation
- Oil Central Heating
- Open Farmland Views
- Close to the Amenities of Stalham
- A Very Rare Opportunity!

A superb opportunity to acquire this spacious five bedroom detached cottage with two adjoining, award winning holiday apartments, located in an outstanding rural Broadland position close to the river and Broads Edge Marina on the very outskirts of Stalham.

Tastefully improved by the current owners, this attractive property offers many character features such as exposed beams, inglenook fireplaces with multi fuel stoves and pamment tiled floors. The five bedroom accommodation includes two generous living spaces, a well fitted kitchen, study, bathroom, en suite and a shower room.

Both of the one bedroom holiday apartments offer generous conservatories and modern fitted shower rooms and kitchen areas with existing bookings in place to allow a future owner immediate potential for a holiday letting income.

The property sits in generous, private gardens of approximately 0.75 acre (subject to measured survey) with a 'Garden Den' building, ideal as a home office and a store and covered seating spot, perfect to enjoy the outstanding open farmland views to the rear. Early internal viewing is highly recommended to appreciate this wonderful Broadland property. Offered with no onward chain.



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## Entrance Hall

Double glazed uPVC entrance door, pamment tiled floor, radiator, stairs to first floor landing, wall lighting, telephone point, power points, door giving access to;

## Open Plan Kitchen / Dining Room 22'1" x 17'3" reducing to 13'10" (6.75m x 5.27m reducing to 4.24m)

Windows to front and rear aspects, pamment tiled floor, ceiling beam, under stair cupboard, radiator, power points, inglenook fireplace with mutli fuel stove and former bread oven to side, a range of Wren fitted kitchen units with Oak worksurface, ceramic one and half sink drainer, tiled splashback, plumbing for washing machine, integrated dishwasher and fridge, electric cooker point, island unit with granite worksurface, breakfast bar and power points, oil fired boiler for hot water and central heating, access to:

## Additional Kitchen Area 17'0" x 5'6" (5.2m x 1.69m)

Two windows to rear aspect allowing a superb open farmland view, bricked floor, power points, stairs to first floor landing and door giving access to;

## Lounge 15'5" x 14'6" plus alcove (4.70m x 4.42m plus alcove)

Window to front aspect and part glazed door to front (not in use), two radiators, inglenook fireplace with multi fuel stove, cupboard housing electric meters, power points, television point, telephone point, adjustable downlighting ceiling spot lights,, door to study and open access to;



### Snug 7'4" x 5'8" (2.24m x 1.75m)

Window to rear aspect, double glazed French doors giving access to rear patio, radiator.

### Study 13'3" x 8'0" (4.06m x 2.44m)

Vaulted ceiling, window to rear aspect, double glazed uPVC entrance door to front, radiator, power points, telephone point.

### First Floor Landing

Accessed from kitchen staircase, loft access, wall lighting, doors leading off;

### Bedroom 1 12'9" x 10'11" (3.91m x 3.33m)

Window to front aspect, radiator, power points, wall lighting.

### Bedroom 2 10'11" x 9'4" (3.33m x 2.87m)

Window to rear aspect allowing a superb open view towards Hunset Mill in the distance, radiator, power points, television point.

### Bedroom 3 12'11" x 6'0" (3.96m x 1.83m)

Window to rear aspect, radiator, wall lighting.

### Bathroom

Ventilation, Velux roof light to front aspect, part tiled walls, suite comprising panelled bath with mixer tap and shower attachment, low level w.c. and wash hand basin in fitted storage unit, heated towel rail

### Second First Floor Landing

Accessed from entrance hall, doors leading off;

## Directions

From our Stalham Office proceed to the top of the High Street turning left onto the A149 towards Great Yarmouth, turn right towards Wroxham, before turning left into Chapel Field Road. Continue as the road turns sharply left and continue to the next sharp bend to the left, where our 'For Sale' board will direct you off to the right onto the unmade roadway where the property can be located some way down on the right hand side. Please proceed to the second entrance to the property on the right which leads to the main house.



### Bedroom 4 12'9" x 12'11" (3.91m x 3.96m)

Window to front aspect, radiator, wall lighting, power points.

### Shower Room

Window to front aspect, panelled shower cubicle, low level w.c., wash hand basin in a fitted unit, heated towel rail and airing cupboard housing pressurized hot water cylinder.

### Bedroom 5 13'3" x 9'6" (4.04m x 2.92m)

Window to rear aspect allowing a superb open view, radiator, wall lighting, power points, television point, door giving access to;

### En Suite Shower Room

Panelled shower cubicle, pedestal hand wash basin, low level wc, heated towel rail.

## 'Daisy' Ground Floor Holiday Apartment

### Conservatory 13'1" x 11'10" (3.99m x 3.61m)

Of a uPVC sealed unit double glazed construction on a brick built base with a pitched Polycarbonate roof, tiled flooring, electric meter cupboard, glazed French doors, open farmland and garden views, part glazed door giving access to;

### Open Plan Living Room/Kitchen 20'9" x 10'5" (6.35m x 3.20m)

Double aspect room with windows to front and rear. Kitchen area with a range of fitted base units and wall unit, with rolled work surface, tiled splashback, wood flooring throughout, power points, electric cooker point, stainless steel sink drainer, ventilation. Lounge area with smoke detector, two radiators, power points, television point, wall lighting.

### Bedroom 14'11" x 7'10" (4.57m x 2.39m)

Window to front aspect, radiator, power points, wall lighting.

### Shower Room

Large panelled shower with fixed screen, low level w.c, pedestal wash hand basin, towel rail, shavers point with light, ventilation.

## 'Iris' First Floor Holiday Apartment

### Conservatory 14'6" x 11'10" (4.42m x 3.63m)

Of a uPVC sealed unit double glazed construction on a brick built base with a pitched Polycarbonate roof, French doors to front and rear, tiled flooring, wall lighting, under stair cupboard, door to main house and door to giving access to;

### Rear Lobby

Double glazed fire exit door to rear, tiled flooring, radiator, stairs to first floor.

### Open Plan Living Room/Kitchen 19'10" x 13'3" plus doorwell (6.07m x 4.04m plus doorwell)

A triple aspect room with windows to front, side and rear, loft access, smoke detector, two radiators, vinyl flooring to kitchen area, a range of fitted kitchen units with rolled edge work surface, stainless steel sink drainer, power points, electric cooker point, built-in cupboard housing two pressurised hot water cylinders, one for each apartment, with immersion heaters, wall lighting, television point, doors leading off;

### Shower Room

Window to rear aspect, pedestal wash hand basin, low level w.c., panelled shower cubicle, radiator.

### Bedroom 13'1" x 8'11" at max (4m x 2.72m at max)

Double aspect room with windows to front and side, wall lighting, power points, radiator.

### Outside

The property sits in beautifully maintained gardens of approximately 0.75 acre (stms) in total. The main house and the holiday accommodation are approached independantly via seperate driveways with private gardens extending either side of the property. Beyond the immediate lawned garden and summer house beside the holiday accommodation is a grassed orchard area, nicely enclosed with gated access from the road approach. The driveway to the main house opens out to a large parking area with access to the garden and 'The Den'. There is a useful workshop/store room adjoining the main property with power and lighting. The workshop houses the pump and filter system for the property's bore hole water supply. Beside this is an attractive covered seating space to enjoy the garden and views. The gardens to the main house are beautifully maintained with lawned areas, pond, garden shed, fruit and veg areas and a childrens play area at the far end.

### The Den 21'3" x 17'7" (6.48m x 5.37m)

Glazed French Doors, windows to front and side, power points, loft access.

### Additional Information

The current owners operate the two apartments as individual self catering holiday lets. These apartments were built under this permission only and are not for permanent residential use. Prospective buyers requiring a mortgage should seek advice from a professional mortgage advisor due to the mixed use nature of the property.

### Access

The property is approached via a private roadway. Broads Edge Marina is within close proximity with moorings available to rent.

### Tenure

Freehold.

### Services

Mains electric, private bore hole water supply, heating oil tank in garden, drainage via septic tank.

### Council Tax

North Norfolk District Council - Band: E.

### Location

Stalham is a popular Broadland Town with its own range of facilities, which include a public staithe on the upper reaches of the River Ant, marina, health centre, schools, library, post office, Tesco supermarket and a variety of High Street shops and food outlets.

### Agents Notes

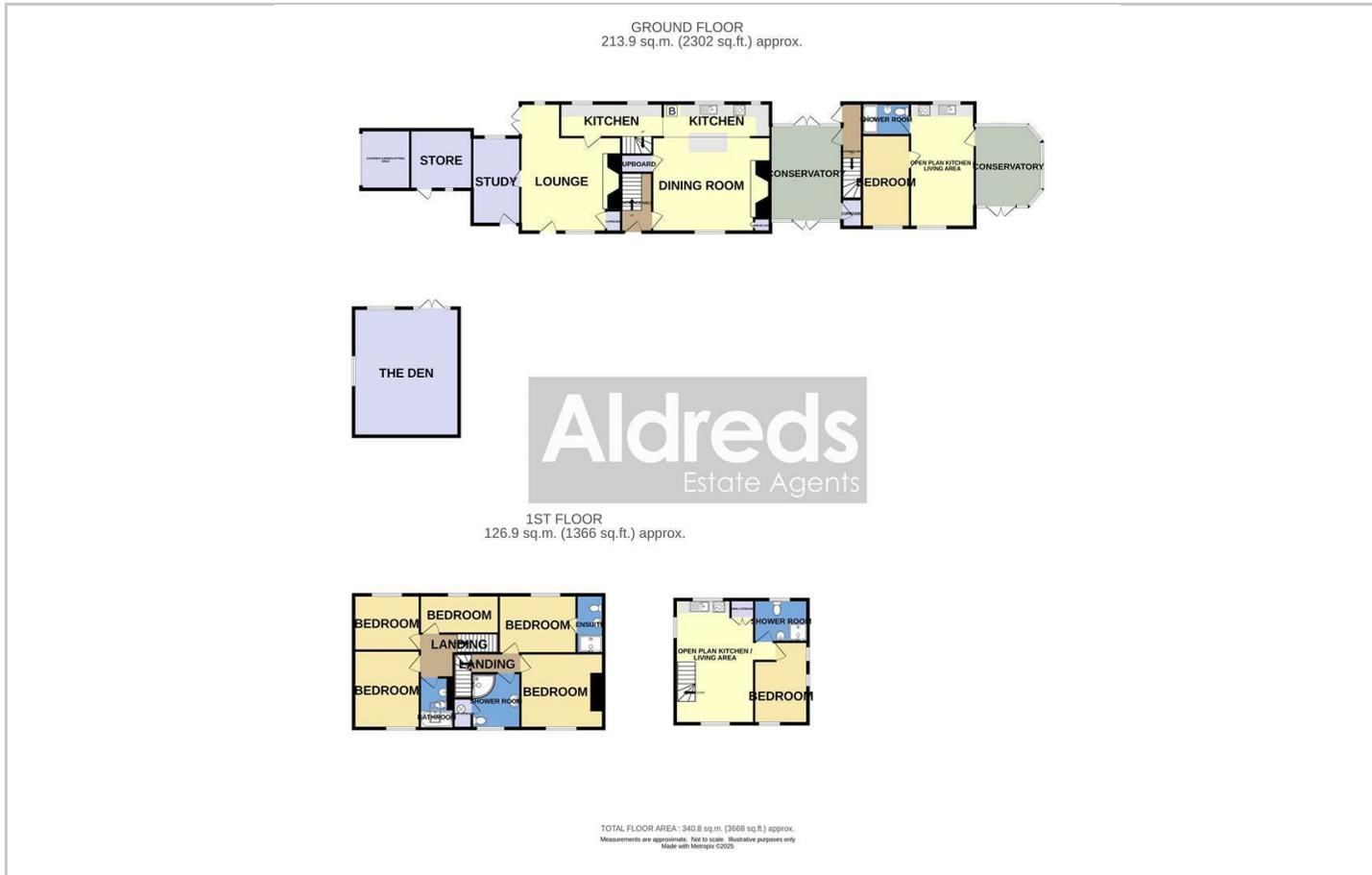
The property and parts of the garden to either side are on two separate titles. We understand that these additional garden areas have a Covenant on them dating back from their aquisition, requiring their use to be of agricultural or garden use only.

The current owners have won 'Customer Choice' awards for high feedback reviews over a number of years. The holiday letting business accounts for all years are available to view by serious interested parties, following viewing the property.

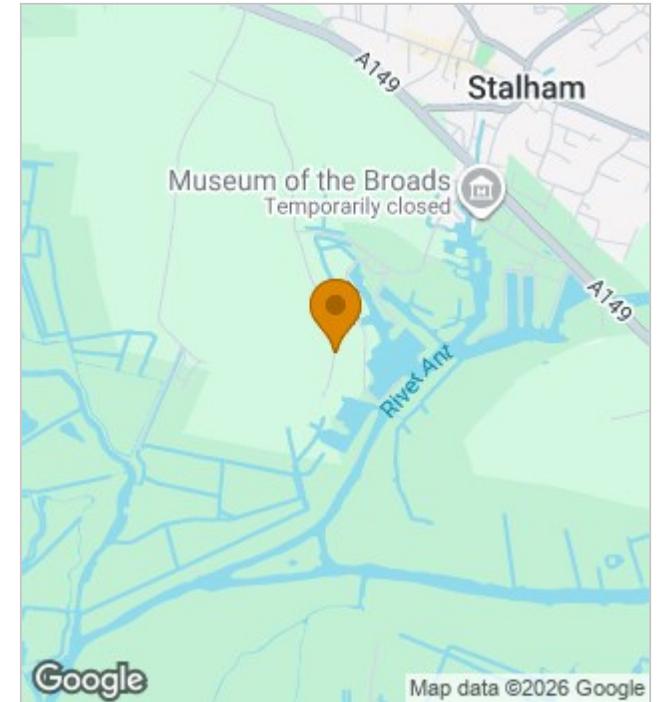
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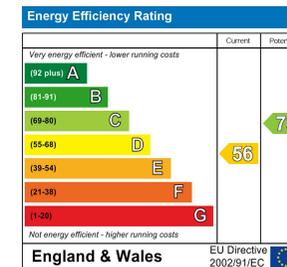
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Aldreds Stalham Office on 01692 581089 if you wish to arrange a viewing appointment for this property or require further information.

### Disclaimer

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