



Hall Road, Winfarthing, Diss, IP22 2EJ

Guide Price £350,000

A RARE OPPORTUNITY TO ACQUIRE A MOST SPACIOUS (OVER 1,300 SQ FT) CHAPEL CONVERSION OCCUPYING A PLEASING INDIVIDUAL POSITION SET UPON A LARGE PLOT AND WITH THE BENEFIT OF SOUTH WESTERLY FACING REAR GARDENS. NO ONWARD CHAIN.

- Over 1300 sq ft
- Single detached garage
- South westerly facing rear gardens
- En-suite to master bedroom
- Versatile living space
- Council Tax Band C
- Freehold
- Energy Efficiency Rating E



Property Description

Situation

Found in a pleasing position set back off a small country road, the property occupies a prominent position upon Hall Road lying to the north of the village surrounded by the idyllic rural countryside. Winfarthing is an attractive and well established village found 4 miles to the north west of Diss and retains a strong and active local community helped by having schooling, public house and fine church. A more extensive and diverse range of amenities and facilities can be found within the historic market town of Diss lying on the south Norfolk orders within the beautiful countryside surrounding the Waveney Valley. The town has the benefit of a mainline railway station with regular/direct services to London Liverpool Street and Norwich.

Description

The property comprises a former Methodist chapel understood to date back to the early 1900s and having been tastefully converted in the 1990s. Great attention to detail has been undertaken to retain much of the charm and character one would expect to find in a property of this type. Internally there is a great deal of versatile living space in the regions of 1,300 sq ft with the accommodation throughout flooded by plenty of natural light and presented in a most excellent decorative order. Heating is by way of an oil fired combination boiler via radiators and there has been the benefit of the installation of wood casement double glazed windows and doors.

Externally

The property is set back off the road approached via a large shingle driveway giving extensive off-road parking for a number of vehicles with the benefit of a single detached garage found adjacent to the property (with up and over door to front, power/light connected, personnel door and window to rear). The main gardens lie to the rear of the property and are predominantly laid to lawn enclosed by established hedging giving a good deal of privacy/seclusion within. The gardens are separated into three areas and of a generous size enjoying a south westerly aspect and backing onto the open rural countryside.

The rooms are as follows:

RECEPTION HALL: 8' 7" x 12' 4" (2.64m x 3.78m) An impressive first impression with stairs rising to first floor level, secondary arch door giving access through to the main reception room.

Office/study to side.

OFFICE/STUDY: 5' 2" extending to 8' 7" x 8' 0" narrowing to 3' 5" (1.60m extending to 2.63m x 2.46m narrowing to 1.05m) With windows to side and under stairs storage cupboard, lending itself for a number of different uses.

RECEPTION ROOM ONE: 18' 4" x 10' 11" (5.61m x 3.33m) With windows to the side aspect and giving open plan living flowing through to the kitchen and second reception room. Currently used as a formal dining room. Impressive floor to ceiling height.

RECEPTION ROOM TWO: 13' 1" x 16' 7" (4.00m x 5.07m) Found to the rear aspect of the property and having views and access onto the rear gardens via French upvc double glazed doors.

KITCHEN: 8' 8" x 10' 0" (2.65m x 3.07m) With window to the side aspect. This bespoke kitchen offers a good range of built-in cupboards with beech work surfaces over and integrated

appliances with fitted dishwasher, fridge/freezer, oven, microwave and four ring electric hob. Inset stainless steel one and a half bowl sink with drainer and mixer tap. Side access to utility area.

UTILITY AREA: 4' 7" x 9' 10" (1.41m x 3.01m) With upvc double glazed door to side giving external access. Double built-in storage cupboard housing the washing/drying machine. Further access to the cloakroom/wc.

CLOAKROOM/WC: 2' 10" x 5' 3" (0.88m x 1.62m) Comprising of a low level wc and hand wash basin.

FIRST FLOOR LEVEL: With replaced panel internal doors giving access to the three bedrooms and bathroom. Seagrass carpeting flowing through. Window to side.

BEDROOM ONE: 8' 9" x 20' 10" (2.67m x 6.36m) maximum measurements including en-suite to side. Windows to the rear aspect. A spacious master bedroom. Exposed pine floor boarding.

EN-SUITE: 5' 6" x 5' 10" (1.70m x 1.80m) With frosted window to side and comprising of a corner tiled shower cubicle, low level wc, hand wash basin and heated towel rail.

BEDROOM TWO: 20' 10" narrowing to 10' 10" x 8' 8" narrowing to 5' 2" (6.37m narrowing to 3.31m x 2.66m narrowing to 1.60m) A spacious double bedroom enjoying having a double aspect found to the front of the property. Double built-in storage cupboard over stairs.

BEDROOM THREE: 10' 11" x 9' 3" (3.35m x 2.83m) With window to the side aspect, although being the smaller of the three bedrooms still a double bedroom.

BATHROOM: 6' 3" x 5' 11" (1.91m x 1.81m) With Velux window above, comprising of a matching suite in white with panelled bath and shower over, low level wc, hand wash basin, heated towel rail and extractor fan.

VIEWINGS: Strictly by appointment with Whittle Parish Estate Agents, please contact a member of the sales team at our Diss office on 01379 640808.

OUR REF: 7467



Viewing Arrangements

Strictly by appointment

Contact Details

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

