



The Old Chapel, Wissett, Halesworth, Suffolk, IP19 0JE

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ESTABLISHED 1966

The Old Chapel Wissett Halesworth Suffolk IP19 0JE

- Halesworth 2 miles
- Southwold 10.5 miles
- Harleston 11 miles

ENTRANCE LOBBY | LIVING/DINING ROOM | KITCHEN
STUDY/BEDROOM 4 | CLOAK/SHOWER ROOM | THREE
FIRST FLOOR BEDROOMS | BATHROOM | COURTYARD
GARDEN | PARKING SPACE

The Old Chapel was built in 1841 and is situated in the heart of Wissett, which is nestled in pretty countryside within the Waveney Valley. Built in 1841, the property has an attractive façade built of pale Suffolk brick with red brick to the sides, under a slate roof with gothic three-quarter height windows.

The sympathetic conversion makes clever use of the space, including a superb open plan living area. The front door opens to a lobby which leads through to the main living area which has wonderful entertaining space with a brick fireplace with a wood burner forming a central focus point. There is a further room which is ideal for use as a study or fourth bedroom.

There is ample dining space adjoining the kitchen which is fitted with a range of wall and base-mounted pine units with wooden worktop and integrated electric oven and ceramic hob. A Rayburn also can be used for cooking with further space for a dishwasher and fridge freezer. A door opens to the side of the property. There is a rear lobby and a shower room with WC and plumbing for a washing machine.

From the first-floor landing doors lead to the master bedroom overlooking the front, and bedroom two with window overlooking the rear. The bathroom has a

A wonderful conversion of a Victorian Chapel with well-presented living accommodation, in this pretty Waveney Valley village.

Guide: £350,000 FREEHOLD



wooden staircase rises via a half landing, with a gothic window, to the first-floor landing, off which are three good-sized bedrooms. The bathroom is fitted with a roll top bath and large walk-in shower, WC and twin hand basins.

Outside

To the front of the property is an attractive south-west facing courtyard paved in brick, interspersed with acer and flowering cherry trees and enclosed by a low wall to the front with iron railings and a pedestrian gate. A timber summerhouse provides further seating and entertaining space with further storage at either side of the property. At the front is an allocated parking space.

The Old Chapel is listed on the Flood Risk Map as being of low risk of surface water flooding and very low risk of flooding from rivers and the sea.

Services

Mains water, electricity and drainage are connected. Oil fired central heating and hot water via Rayburn. Superfast broadband is available with download speeds of up to 80 mbps (Offcom).

Local Authority

East Suffolk – Council Tax Band C

Directions

what3words: shudders.corded.recover

Location

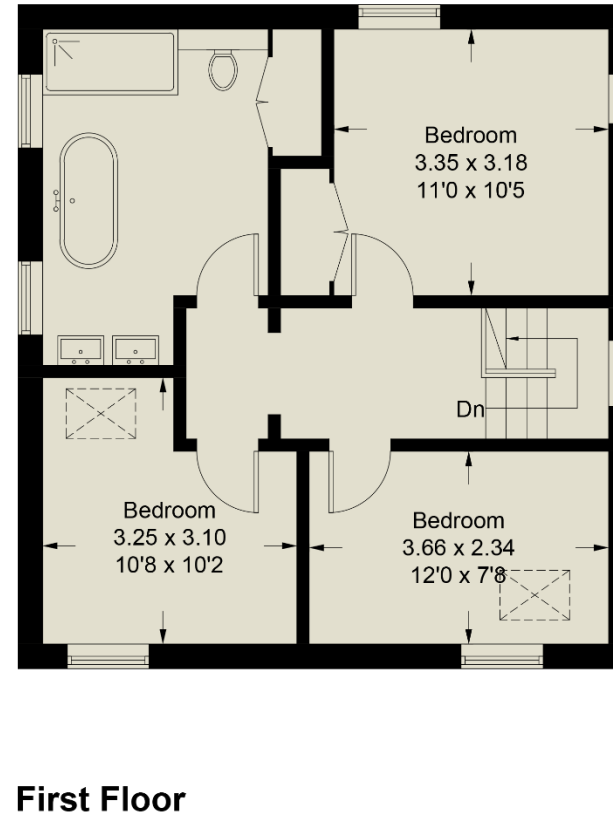
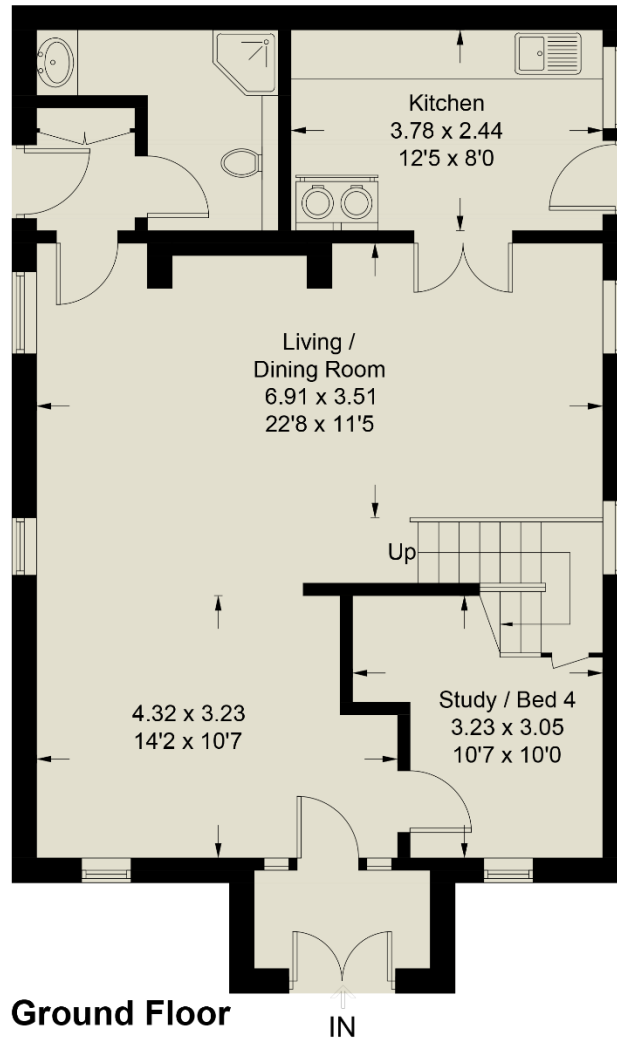
Wisett is located on the southern edge of The Waveney Valley and benefits from a popular café/bar/restaurant, The Suffolk Jungle Room. Then market town of Halesworth is nearby and offers a good range of shops and supermarkets as well as a branch line railway station. Harleston is also within easy reach and has a good range of amenities. There are many attractions on the doorstep including the Heritage Coast including the popular destinations of Southwold, Walberswick and Aldeburgh as well as Birdwatching at RSPB Minsmere.

FIXTURES AND FITTINGS: Unless specifically mentioned in these particulars, certain fixtures and fittings may be excluded from the sale.



The Old Chapel, Wissett

Approximate Gross Internal Area = 121.0 sq m / 1302 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	80
(55-68)	D	
(39-54)	E	
(21-38)	F	28
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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Produced for Bedfords

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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