



St James  
The Heywood  
Diss  
IP22 5TB

Guide Price: £575,000

No Onward Chain







- A converted semi-detached school house/ chapel offering open plan living
- Set in around 0.3 acre
- 3 bedroom, 2 bath/shower
- Flexible layout
- Double garage
- Semi-rural location
- Super-fast Broadband

#### Location

St James sits along The Heywood, a largely rural area with houses sporadically placed and enjoying views over the open farmland. The property lies around 5 miles from the centre of Diss, a bustling market town which provides an excellent range of social, shopping and leisure facilities including rugby, padel/tennis/squash and football clubs plus an 18 hole golf course. Additionally there is schooling to sixth form level at the well regarded Diss High School and also at Wymondham High School and Wymondham College some 11 miles to the north. Norwich, Ipswich and Bury St Edmunds are all within easy reach by car or train (via Diss railway station on the London to Liverpool Street line) and the beautiful Heritage Coast is some 45 minutes drive away.







## The Property

Built as a chapel in 1865, at a cost of £800.00, it was used for services only. The current owner converted the chapel in 1995 to create the stylish home it is today. Being largely open-plan it is ideal for couples and offers spacious and yet cosy accommodation. It really is the most perfect and peaceful retreat for those looking to escape the rat race.

There are many features of the property worth noting. Namely the windows which have been elongated downwards to allow in more light and views over the gardens from the ground floor area, the arched doorways which nod to the history of the building and the stained glass which was supplied by a local artisan (the original stained glass window in the east elevation depicting St James now sits proudly in St Mary's Church, Diss).

There is plenty of space for occasional guests. A door in the living room, cleverly disguised as a bookcase, gives access to a guest bedroom with double wardrobes and a shower room. The staircase in the living room gives access to the first floor east-facing bedroom and on the opposite side of the vaulted living area is the main bedroom which is accessed via a separate staircase and faces south. Leading off is an ensuite bathroom with shower over the bath and a separate dressing room. From here, a small flight of stairs lead up into the attic room which is a useful store room or study. Lastly, the bespoke kitchen includes an electric cooking range with gas hob. There is plumbing and space for a washing machine and a built-in fridge and a freezer.

The property sits in around 0.3 acre STMS and has road access via

## Outside

a field gate to the rear garden directly off The Heywood. Vehicular access is via Back Heywood and which runs to the side of the property into the rear garden where a double garage is situated (6.5m x 5.68m). This has open-ended planning permission to create a room in the eaves if required. The gardens are established and easy to maintain yet offer a lot of scope for garden enthusiasts.

## Services

Mains water and electricity are connected to the property. Shared STP drainage payable to Anglian Water). LPG fired gas boiler serving central heating and underfloor heating to entrance hall, kitchen, living room and ensuite bathroom, hot water and kitchen hob. The accommodation in the eastern section is heating via electric storage heaters. B4RN award winning Gigabit 1000Mbps Full Fibre Broadband Service.

## Directions

From Diss town centre head west along Mount Street and into Heywood Road. Continue straight into The Heywood and continue for around 4 miles. Take the first right hand turn into Back Heywood and St James will be found immediately on the left-hand side.

## Viewing

Strictly by appointment with TW Gaze.

## Freehold.

**Council Tax Band: E**

**Ref: 19725/KH**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		56 D
39-54	E	42 E	
21-38	F		
1-20	G		

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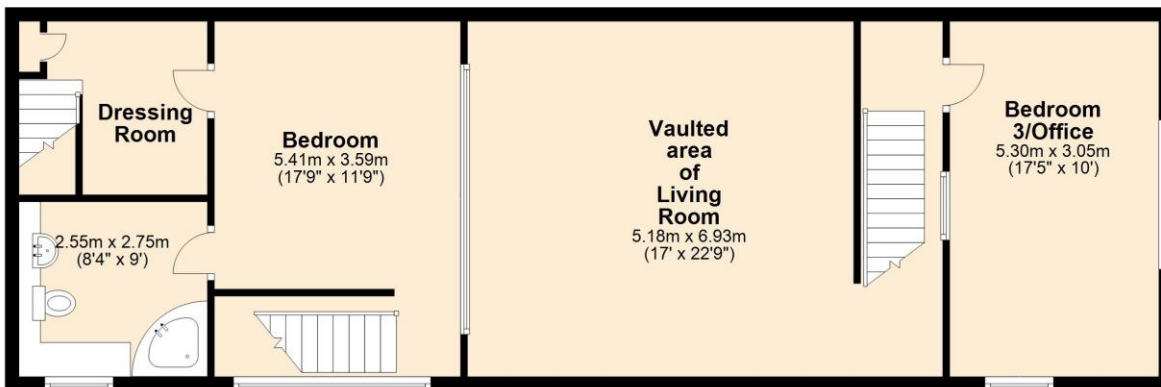
### Ground Floor

Approx. 89.3 sq. metres (961.3 sq. feet)



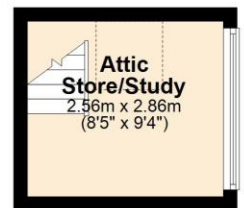
### First Floor

Approx. 87.2 sq. metres (938.9 sq. feet)



### Second Floor

Approx. 7.3 sq. metres (78.6 sq. feet)



Total area: approx. 183.8 sq. metres (1978.8 sq. feet)

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