



The Old Chapel Mill Road, Stokesby

Great Yarmouth



Minors & Brady

The Old Chapel Mill Road

Stokesby, Great Yarmouth

This distinctive detached home, formerly a 1907 Methodist Chapel, offers a rare combination of character, space, and natural light in the heart of the Broadland village of Stokesby. Original arched ashlar and stained-glass windows, vaulted ceilings, and exposed timber beams create a striking interior, while the open-plan kitchen, dining, and living area provides a practical yet inviting space for daily life and entertaining. A bright sunroom at the rear opens onto a low-maintenance courtyard, perfect for outdoor dining or relaxing. The property includes two generously proportioned double bedrooms, including a principal with a private en-suite, alongside a family bathroom, combining comfort with accessibility. With a shingled driveway, versatile living spaces, and a peaceful village location within easy reach of local amenities and countryside walks, this home offers a lifestyle that balances history, style, and practicality.



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Stokesby, Great Yarmouth

Stokesby

Mill Road lies in the small riverside village of Stokesby, nestled on the northern edge of the Norfolk Broads. The area is predominantly rural, with low-density housing, traditional cottages, and farm properties scattered along narrow, tree-lined lanes. The road itself runs close to open fields and the River Bure, providing a sense of space and quiet characteristic of Broads villages. The surrounding landscape includes reed beds, marshes, and grazing land, making it a place where nature and village life coexist closely.

The village has a limited number of local amenities. The main hub is The Ferry Inn, a pub and restaurant on the river, and a small village shop that serves daily essentials. Nearby there are recreational areas such as a village green and children's play space, creating modest but practical local facilities for residents.

For education, Stokesby does not have its own schools. The nearest primary and secondary schools are in nearby Acle, including Acle St Edmund Primary School and Acle Academy, accessible by a short drive. Other surrounding villages such as Filby and Fleggburgh also offer primary schooling.

Transport is limited within the village itself. Mill Road is best reached by car, though there are occasional local bus services connecting to Acle and Great Yarmouth. The closest train station is in Acle, linking to Norwich and Great Yarmouth, which provides the main public transport option for longer journeys.

Life on Mill Road is quiet and rural, with an emphasis on outdoor living, walking along the river, and a strong sense of community. The lifestyle suits those who value tranquility, open countryside, and proximity to the Broads, while accepting that most services, schools, and shops require short drives to nearby towns.

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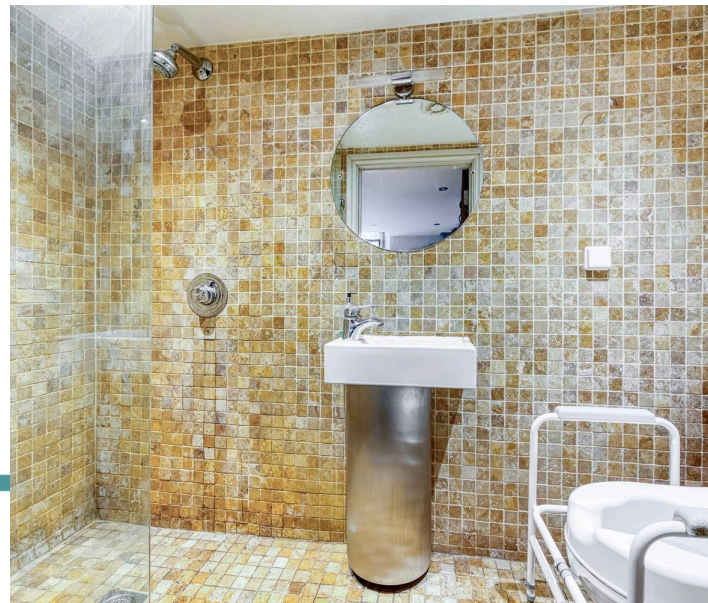
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An exceptional opportunity to acquire a detached home steeped in character and history, this former 1907 Methodist Chapel was sympathetically converted in 2007 to create a contemporary residence that retains its original charm. Offering approximately 1,440 sqft of well-appointed accommodation, the property combines period features, light-filled interiors, and versatile living spaces, making it an inviting and distinctive home in the heart of Stokesby.

The front porch welcomes residents and guests with a bright and airy space ideal for coats and shoes, setting the tone for the quality found throughout the home. The open-plan kitchen, dining, and living area provides an effortless flow for everyday life and entertaining. Characterful Chelsea-style arched interior doors, limestone tiled flooring with underfloor heating, and arched stained-glass windows enhance the sense of elegance and charm. The kitchen is fitted with modern units, quality worktops, an integrated oven, slimline dishwasher, fridge/freezer, and plumbing for a washing machine, complemented by a breakfast bar for casual dining.

A glass balustrade staircase leads to the stunning mezzanine level, where vaulted ceilings, exposed timber beams, and multiple skylights flood the space with natural light. Exposed wooden floorboards continue through the comfortable living room, where a multi-fuel wood burner provides a warm and inviting focal point. At the rear, the sun room extends the reception space, offering a light-filled area ideal for additional seating and providing views over the courtyard.



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Two generously proportioned double bedrooms are situated on the ground floor, offering convenience and privacy. The principal bedroom is complemented by a fully tiled en-suite bathroom, thoughtfully designed to be disabled-friendly. A family bathroom, also fully tiled, includes a bathtub, hand wash basin, and toilet, combining practicality with contemporary style.

Sliding doors from the sun room lead directly to a low-maintenance courtyard, an ideal setting for seating, al-fresco dining, or hosting friends and family. The outdoor space has been designed for ease of use while retaining charm and character, perfectly complementing the period appeal of the property.

A shingled driveway provides off-road parking, adding to the convenience and practicality of the home. With a combination of historic features, modern comforts, and a beautiful village setting, this property offers a distinctive and welcoming residence in Stokesby.

Agents Notes

Freehold

Connected to mains water, electricity and drainage.

Air source heat pump.



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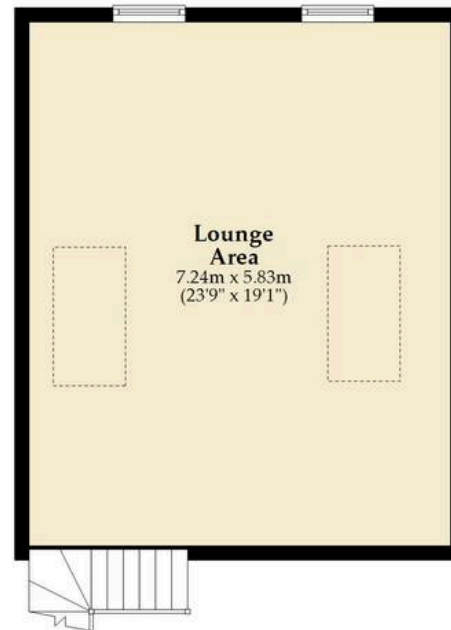
Ground Floor

Approx. 91.6 sq. metres (986.2 sq. feet)
(excluding Porch)



First Floor

Approx. 42.2 sq. metres (454.1 sq. feet)



Total area: approx. 133.8 sq. metres (1440.3 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.

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