



Old Chapel Chapel Road, Mutford

Beccles



Minors & Brady

Old Chapel Chapel Road

Mutford, Beccles

Set within the rural village of Mutford and offered chain free, The Old Chapel provides a substantial detached home with strong potential for refurbishment and future improvement. Positioned along a lightly travelled village road and set well back behind a broad private driveway, it offers generous internal space, a practical layout and a large rear garden, an appealing prospect for buyers looking for a property they can update and shape to suit their own way of living. With four double bedrooms, multiple reception areas and scope for reconfiguration or extension (subject to permissions), it stands as a solid and versatile home ready for its next chapter.

Agents Notes

Freehold.

Connected to mains water, electricity and drainage.

Oil heating.



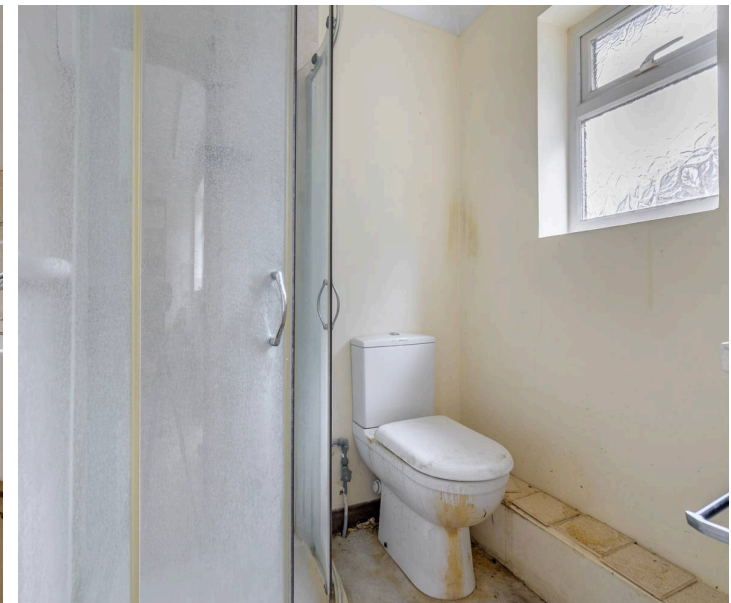


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Mutford, Beccles

- Offered chain free!
- 'The Old Chapel' a detached residence positioned down a rural road in the Suffolk village of Mutford
- Significant potential for comprehensive refurbishment and future extension, subject to necessary permissions
- Has the opportunity to be an exceptional family home, offering over 1,800sqft of spacious and flexible accommodation that can easily be reconfigured to suit your own preferences
- Set back from the road, showcasing a vast brick-weave driveway providing off-road parking and an integral garage for storage use
- An open-plan kitchen and dining area offering an excellent foundation for modernisation, enhanced by a separate utility room and a convenient shower room
- 20ft living room with a focal point of a brick-built fireplace and a front-facing bay-window, with sliding doors into the large conservatory
- Four double bedrooms, one of which is a generous principal with a private en-suite
- A good-sized garden featuring a sweeping lawn, a summerhouse and established hedging for privacy
- Easy access to nearby villages and towns for a wide range of amenities, as well as the scenic coastline



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Mutford

Mutford sits in quiet countryside between Beccles and Lowestoft, giving it a peaceful rural feel while still being close to the coast and larger amenities.

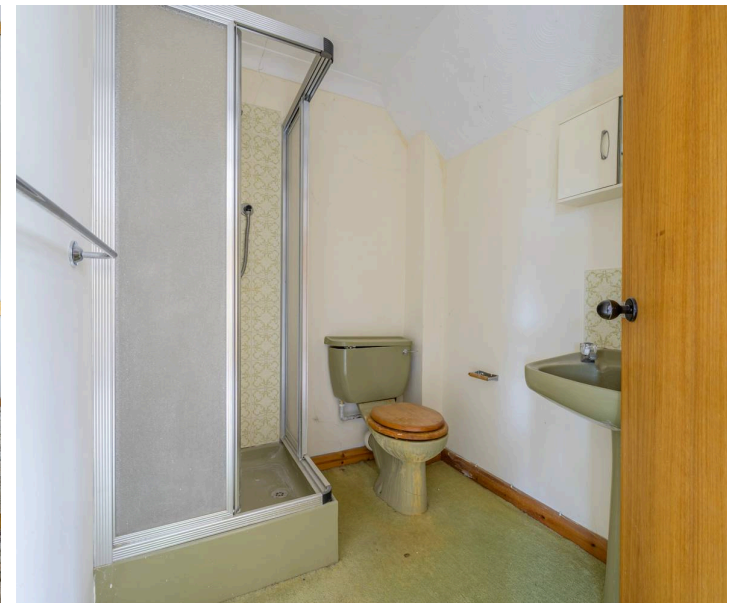
The village is surrounded by open farmland and small pockets of woodland, with lanes linking it to neighbouring parishes such as Barnby, Gisleham, Rushmere, Henstead, and North Cove. Its setting makes day-to-day life calm and spacious, but you're never far from activity: the beaches at Kessingland and Pakefield are only a short drive away, and Carlton Colville provides additional shops, services, and leisure options.

Families have several schooling choices: Barnby & North Cove Primary School is the nearest primary, with additional primaries in Carlton Colville, Kessingland, and Pakefield, including Pakefield Primary School. For secondary education, Pakefield High School and Beccles High School are the closest mainstream options, with independent provision at The Old School Henstead also nearby.

Transport links are practical for a rural village. Mutford is close to the A146 for routes to Beccles and Norwich, and the A12 for Lowestoft, Ipswich, and the coast. Rail connections are easily reached at Lowestoft station and the two Oulton Broad stations, Oulton Broad North and Oulton Broad South, providing services towards Norwich, Ipswich, and beyond. Beccles station offers further rail options. Bus routes run through nearby villages, giving workable public transport coverage.

Lifestyle in Mutford suits anyone who values space, greenery, and a slower pace while still wanting quick access to beaches, market towns, and essential services. With countryside walks on the doorstep, coastal spots like Kessingland Beach and Pakefield Beach close by, and the amenities of Beccles and Lowestoft within easy reach, it offers a balanced, quietly connected way of living.

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A chain-free opportunity with genuine scope, The Old Chapel offers a rare chance to reimagine a detached village home in one of Suffolk's most peaceful rural settings. Tucked away along a quiet lane in Mutford, it carries the character and presence of a former chapel while presenting a wonderfully adaptable footprint for those seeking a project with long-term potential.

Set back from the road behind a broad brick-weave driveway, the property immediately conveys a sense of privacy and space. The drive provides generous parking and leads to an integral garage, ideal for storage or future reconfiguration.

Inside, the layout is notably flexible, offering over 1,800 sqft of accommodation that can evolve with your needs. The entrance hall opens into a side hallway with internal access to the garage, an increasingly sought-after feature for everyday convenience.

At the heart of the home sits an open-plan kitchen and dining area, ready to be modernised into a sociable, contemporary space. A separate utility room and a ground-floor shower room add practicality, supporting busy family life or multi-generational living.

The main living room stretches the full depth of the house, centred around a brick-built fireplace that anchors the space with warmth and character. A front bay window brings in soft natural light, while sliding doors open into a large conservatory.



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Upstairs, there are four double bedrooms, including a generous principal bedroom with its own private en-suite. The remaining bedrooms share a family bathroom, offering a balanced layout for families, visiting guests or those wanting dedicated work-from-home space.

The rear garden is a highlight: a sweeping lawn bordered by established hedging, creating a natural sense of seclusion. A summerhouse sits at the end of the garden, that can be replaced for your timber shed or a new summerhouse.

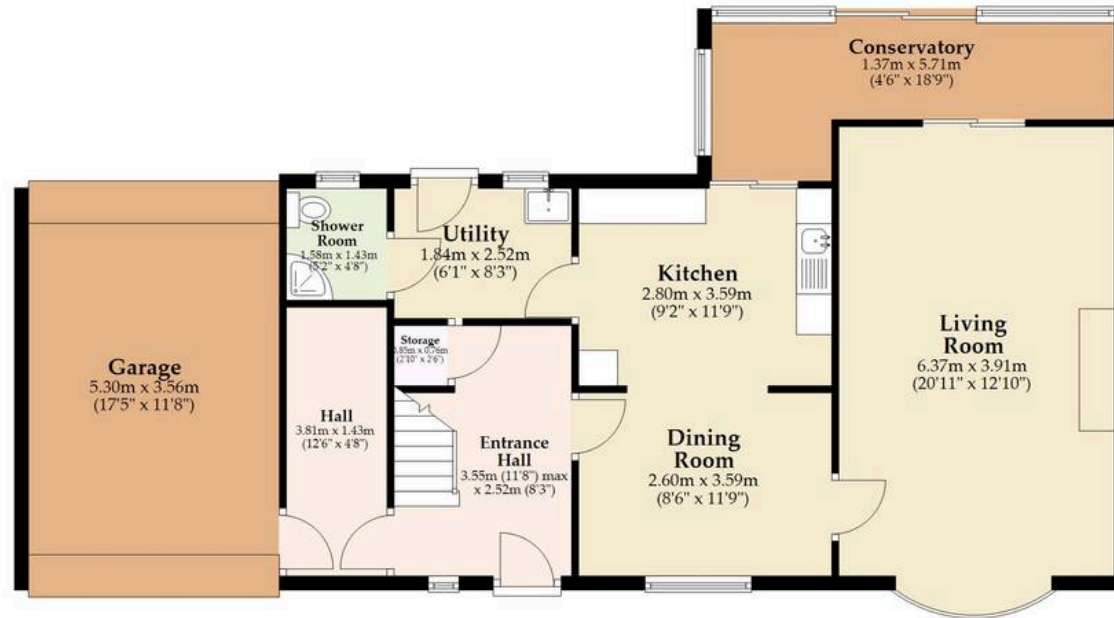
With its generous proportions, peaceful setting and clear potential for refurbishment or extension (subject to permissions), The Old Chapel is perfectly placed for buyers seeking a home they can shape to their own tastes. Whether you're drawn to the village lifestyle, the promise of a creative project, or the appeal of a spacious family home, this property offers a compelling foundation for the future.



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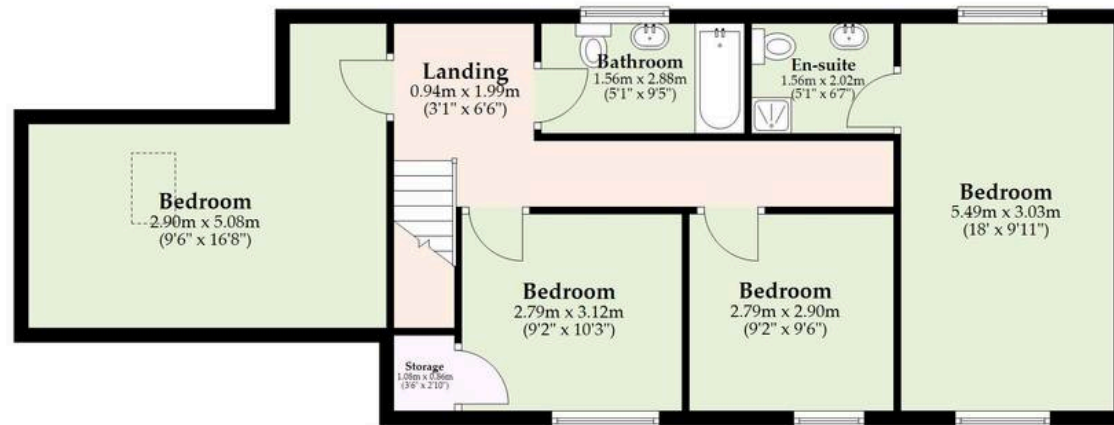
Ground Floor

Approx. 97.5 sq. metres (1049.6 sq. feet)



First Floor

Approx. 73.2 sq. metres (787.7 sq. feet)



Total area: approx. 170.7 sq. metres (1837.3 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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