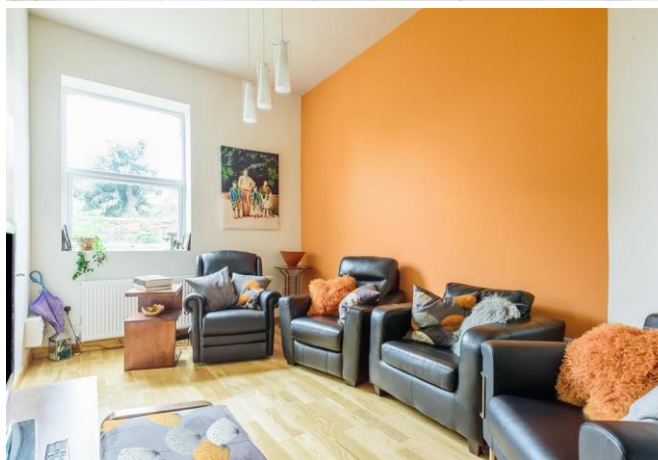
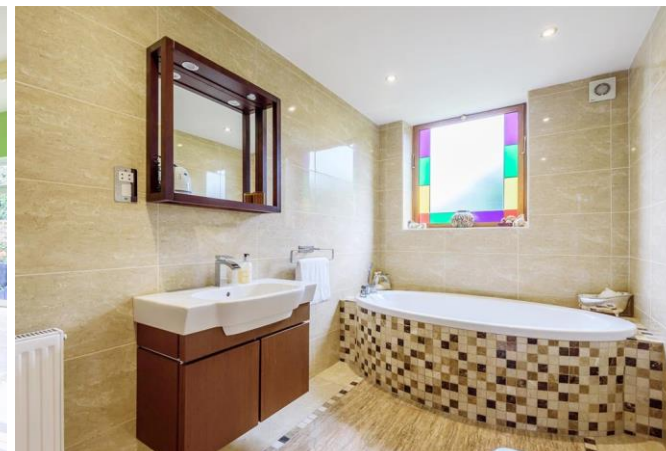




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THINKING OF SELLING?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

HUNTERS

Extraordinarily SPACIOUS (3,350 sq ft) and HIGH SPECIFICATION, STUNNING Wesleyan chapel CONVERSION, NO 'upward CHAIN', FOUR DOUBLE bedrooms, THREE bathrooms, TWO receptions, ECCLESIASTICAL ceiling beams, balustrading, windows etc, Very DESIRABLE Wolds village with pub and countryside walks. DOUBLE width PARKING, Countryside VIEWS, Quadruple aspect vaulted 1,110 sq ft open plan mezzanine main RECEPTION, Triple aspect 518 sq ft KITCHEN DINING LIVING room with bi-fold style doors, island etc, MODERN BATHROOM and TWO EN-SUITES, Master DRESSING room, VESTIBULE and ENTRANCE room (20' 9" floor to ceiling height), Large UTILITY and boiler/STORAGE rooms, CENTRAL HEATING

AGENTS REMARKS

This is a stunning 1871 Wesleyan Chapel conversion, extraordinarily spacious, 3,350 sq ft, and high specification, four double bedroom, three bathrooms including two en-suites and three receptions including a quadruple aspect vaulted ceiling 1,110 sq ft open plan mezzanine main reception, triple aspect 518 sq ft kitchen dining living room with bi-fold style doors, island etc, double width parking, countryside views, providing modern comfortable living yet with a wealth of architectural and ecclesiastical features including ceiling beams, balustrading, floor to ceiling heights, windows etc. All in the very desirable village of Belchford that has its own public house and attractive walks, approximately five miles north of the well serviced historic market town of Horncastle and there is NO 'upward CHAIN'.

The property consists of vestibule, entrance room, statement hall, quadruple aspect vaulted ceiling 1,110 sq ft open plan mezzanine main reception, triple aspect 518 sq ft soft closure fitted kitchen dining living room with bi-fold style doors, island etc, second reception, four double bedrooms including master en-suite dressing, modern bathroom and two en-suite shower rooms, utility room, boiler room.

Outside is the block paved double width drive, front garden, flagstone path and steps up to imposing sympathetically replaced arched double entrance hardwood doors, access via decorative metal scrolled and cast iron gates down both sides of the property, the remainder of the property has paved and gravelled paths, across the rear ideal for potted plants.

The property also benefits from central heating, three phase electrics, TV points to all the bedrooms, hardwood framed stained arched windows with lead detailing, other ecclesiastical features including ceiling beams and balustrading, vaulted ceilings, generous floor to ceiling heights, decorative cornicing in lieu of soffits and fascias, maple parquet, period, high glazed ceramic and carpet flooring, and the property is offered freehold.

The very desirable village of Belchford has a popular public house, splendid views, attractive walks and bridleways and lies in the Lincolnshire Wolds, a designated Area of Outstanding Natural Beauty. The historic market town of Horncastle is about five miles away to the south whose amenities include supermarkets, doctors, dentists, main Post Office, swimming baths, fitness centre, bowling green, grammar, secondary and primary schools for which Belchford is in the catchment area including transport.

FRONT

A, flagstone style path and steps via a pair of cast iron decorative scrolled pedestrian gates, lead up to the to the imposing sympathetically replaced arched vestibule entrance hardwood double doors having period decorative hinges and to the side of the vestibule is the electricity meter wall housing. There is also the double width blocked paved drive and a full height decorative metal scrolled gate, in matching fencing, that leads down the side of the property, On the other side of the front is the cottage garden, having a wealth of established plants and shrubs, central tree and a flagstone style stepping stone path, and a half height decorative metal scrolled gate that leads down the other side of the property.

VESTIBULE

2.24m (7' 4") x 1.52m (5' 0"), (2.95m (9' 8") floor to ceiling)
Maximum dimensions. Arched entrance hardwood double doors with period hinges, large lock and key, automatic ceiling light, coat rack, double fronted base cupboard with modern electricity consumer units over, ceramic tiled floor and door off to the entrance room.

ENTRANCE ROOM

9.17m (30' 1") x 2.29m (7' 6"), (6.32m (20' 9") floor to ceiling)
Maximum dimensions. Dual aspect, two arched hardwood windows to the front, obscure glazed with lead detailing, similar windows to the side including clear glazed, vaulted ceiling, exposed timer ceiling beams, ecclesiastical hardwood balustrading to the first floor mezzanine room, two contemporary half circular wall up lights, two double radiators with thermostat valves, two double electrical power sockets, maple parquet flooring and open plan to the hall.

HALL

11.63m (38' 2") x 1.80m (5' 11") plus 2.08m (6' 10") x 0.97m (3' 2")
'L' shaped. Nine ceiling flush fitting LED/halogen spot lights, smoke alarm, two radiators with thermostat valves, two electrical power sockets, maple parquet flooring, carpeted stairs with wooden handrail to the main reception, opening with two steps down to the utility room and doors off to the modern bathroom, master bedroom (with en-suite shower and dressing rooms), second double bedroom (with en-suite shower), third double bedroom and fourth double (currently used as an office).

MAIN RECEPTION

11.38m (37' 4") x 9.12m (29' 11"), (3.73m (12' 3") floor to ceiling)
Maximum dimensions. Quadruple aspect, having vaulted ceiling with stunning exposed timber ceiling and support beams including arched, three arched obscure glazed lead detailed stained windows to either side, two to the front where there is the ecclesiastical hardwood balustrading overlooking the entrance room below, Georgian style wooden double glazed window to the rear, eight wall lights, two TV points, seven double electrical power sockets, varnished original wood flooring and in one corner is a water supply and waste available for sink if required e.g. in a bar.

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UTILITY ROOM

2.51m (8' 3") x 2.49m (8' 2")

Ceiling light, access to roof void, cream coloured wall units including obscure glazed, space/ plumbing for dishwasher, washing machine, tumble dryer, fridge freezer, high glazed ceramic tiled floor and matching skirting, doors top half Georgian style bevel edged glazed, off to the kitchen diner living room and to the boiler room.

KITCHEN DINING LIVING ROOM

8.74m (28' 8") x 5.54m (18' 2") (3.33m (10' 11") floor to ceiling)

Range of high gloss cream coloured soft closure base units including cupboards, slide out drawer cupboard, drawers and pan drawer, matching wall units, solid oak block wood worktops, inset one and a half bowl ceramic sink with single mixer tap, matching Island unit including soft closure cupboards, power and drainage, part tiled walls and matching tiled window sills, built in Bosch stainless steel smoke glass fronted oven (including fan assisted, internal light, grill and LCD timer control), John Lewis five ring gas hob, stainless steel and curved glass extractor with lights over the hob, built in fridge freezer, space for a second, and space for dining table and chairs.

Triple aspect, Two UPVC double glazed windows and matching external door, with fixed window over, on one side, matching window to the other side and, with countryside views beyond, triple width opening to the rear, of UPVC double glazed patio doors with adjacent matching full height fixed glazed panel, twelve ceiling flush fitting LED spot lights and two wall lights, exposed timber ceiling beams with corbelled supports, three radiators with thermostat valves, LCD thermostatic control for the central heating, six double and two single electrical power sockets excluding the previously detailed appliances, high glazed ceramic tiled floor and oak effect Georgian style bevel edged glazed door off to the second reception.

SECOND RECEPTION

4.42m (14' 6") x 2.97m (9' 9"), (3.25m (10' 8") floor to ceiling)

Maximum dimensions. UPVC double glazed window to the side, ceiling light, double radiator with thermostat valve, TV point, three double electrical power sockets, electricity consumer unit and oak flooring.

BATHROOM

3.51m (11' 6") x 1.98m (6' 6")

Hardwood framed stained lead detail window to the side, four ceiling LED/halogen spot lights, extractor fan, walls fully tiled, matching tiled window sill, mosaic tiled panelled bath, curved swan neck mixer tap and expendable shower extension at one end, tiled shelving to the other, oval shaped hand basin with single fountain mixer tap, in vanity unit with illuminated mirror and shaver point over, low level close coupled toilet, stainless steel heated towel rail and ceramic tiled floor with feature mosaic tiled border.

MASTER BEDROOM

4.42m (14' 6") x 3.48m (11' 5")

Hardwood framed stained lead detail window to the side, ceiling light, double radiator with thermostat valve, TV point, three double and a single electrical power sockets, carpet and oak effect doors to en-suite dressing room and shower room.

EN-SUITE DRESSING ROOM

2.46m (8' 1") x 1.24m (4' 1")

Ceiling light, the length of one wall hanging rail and carpet.

MASTER EN-SUITE SHOWER ROOM

2.44m (8' 0") x 2.06m (6' 9")

Hardwood framed stained lead detail window to the side, four ceiling flush fitting LED/halogen spot lights, extractor fan, walls fully tiled, tiled window sill, ceramic tiled floors with inset mosaic border edging, including feature horizontal edge to the corner quadrant shower having both Monsoon shower and flexible hose, curved glass sliding doors, wall hung rectangular hand basin with single mixer tap with mirror fronted medicine cabinet having a central mirror door over, shaver point and stainless steel style heated towel rail, wall hung back to wall W.C.,

SECOND DOUBLE BEDROOM

3.61m (11' 10") x 3.53m (11' 7")

Hardwood framed stained lead detail window to the side, ceiling light, double radiator with thermostat valve, TV point, three double and a single electrical power sockets, oak floorboard effect laminate flooring and oak effect doors to en-suite.

SECOND EN-SUITE SHOWER ROOM

3.53m (11' 7") x 1.09m (3' 7")

Three ceiling flush fitting LED/halogen spot lights, extractor fan, walls fully tiled, including contrast to the double width shower and over the W.C., double width shower having both Monsoon shower and flexible hose, curved glass sliding door, wall hung rectangular hand basin with single mixer tap with mirror and shaver point over and stainless steel style heated towel rail, low level close coupled toilet and ceramic tiled floor.

THIRD DOUBLE BEDROOM

3.51m (11' 6") x 3.23m (10' 7")

Maximum dimensions excluding recess for double wardrobe. Hardwood framed stained lead detail window to the side, ceiling light, double radiator with thermostat valve, TV point, two double and a single electrical power sockets and carpet.

FOURTH DOUBLE BEDROOM

3.53m (11' 7") x 3.28m (10' 9")

Currently used as an office, Hardwood framed stained lead detail window to the side, ceiling light, double radiator with thermostat valve, telephone point, two double and a single electrical power sockets and carpet.

BOILER ROOM

3.02m (9' 11") x 1.22m (4' 0")

Maximum dimensions. UPVC double glazed window to the side, ceiling light, Worcester Greenstar Camray 25/32 floor mounted oil fired boiler, LCD timer control for the hot water and central heating, expansion vessel, high pressurised hot water cylinder with immersion heater, storage space and UPVC external door having matching double glazed fixed window over the door off to the side.

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OUTSIDE

Wide paved path down one side ideal for potted plants, full height decorative metal scrolled gates in matching fencing leading to the front passing an outside water tap, the kitchen living dining room external side door, fully enclosed by full height wooden fencing between concrete posts, the paving continues across the rear passing the Calor gas bottles for the kitchen gas hob, triple width patio external door having a security light over, oil tank, down the other side the gravelled path leads all the way to the front passing an outside security light, to a half height decorative metal scrolled gate providing access to the front. The rear on that side is enclosed by wooden panelled fencing between concrete posts and the rear with countryside views beyond is enclosed by brick walling.

SERVICES

Mains, electricity, water and drainage, gas cylinders for kitchen hob and 1,115 litre PVC bunded oil tank with remote sensor are connected.

Chapel Lane, Belchford, Horncastle

Approximate Area = 3,350sq ft / 312 sq m



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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