



The Old Chapel

Donington-on-Bain



The Old Chapel

Chapel Lane, Donington-on-Bain,
LN11 9TN



Stylishly converted Methodist chapel with
modern living

No onward chain

Turn-key property available furnished

Subtle and sophisticated Farrow and Ball colours
flow seamlessly from room to room

Providing extensive accommodation covering
over 3,800 sq ft

Self-contained 2-bed annexe for flexible use

Two additional double bedrooms, including en
suite master

Mediterranean-style garden with
entertaining spaces

Land to rear also for sale separately

This beautifully appointed former chapel offers exceptional open-plan living space and four bedrooms, including a self-contained annexe, all set in the charming village of Donington-on-Bain. The property is a true turnkey opportunity, with all furniture and fittings mentioned and shown in the photographs available by separate negotiation. Further enhancing its appeal, a parcel of land to the rear is also available to purchase separately through this agency, adding even more potential to this unique home.

Welcome to The Old Chapel

Dating back to 1856, The Old Chapel is a distinctive and sympathetically converted former Methodist chapel, offering approximately 3,800 sq ft of beautifully designed living space over two floors. Original features such as soaring 14ft ceilings and arched windows blend seamlessly with high-spec, contemporary finishes, creating a home that is both rich in character and modern comfort.

Extensively upgraded by the current owners at significant expense, the property is now offered for sale due to a change in circumstances. It boasts impressive energy efficiency, with a newly installed heating system, premium windows and doors, owned photovoltaic solar panels with a feedback tariff, two electric car chargers, and solar water heating. Ideal for modern lifestyles, the property also benefits from ultra-fast fibre broadband—perfect for remote working.

Donington-on-Bain is one of the best villages in the Wolds for amenities having post office with shop, convenience store and the Black Horse pub just 100 metres from the property to name just a few.

Ground Floor

At the heart of the home lies an expansive open-plan kitchen, dining, and living area measuring approximately 43ft in length. This stunning space is flooded with natural light from tall, arched windows—each fitted with motorised blinds—and features soaring ceilings, American oak Amtico-style flooring, and a contemporary fireplace with a Scandinavian wood pellet burner.

Designed with both comfort and entertainment in mind, the space includes Philips Hue smart lighting and a top-of-the-line Bowers & Wilkins surround sound cinema system, complete with a remote-controlled 4K+ screen measuring 3.1m x 3.1m for a truly immersive experience.

The kitchen is a perfect marriage of form and function, offering cream cabinetry, solid wood worktops, a central island, integrated dishwasher, steamer, wine cooler, and a dual-fuel range cooker. A separate utility/laundry room and WC complete the ground floor amenities.











First Floor

Upstairs, the principal bedroom features an en suite shower room, while the second bedroom benefits from a walk-in wardrobe. A luxurious family bathroom with a freestanding bath and a generous walk-in shower completes the upper level, offering a spa-like retreat.







Annexe

Ideal for multigenerational living, guest accommodation, or as a potential holiday let, the property also includes a self-contained two-bedroom annexe. With its own private entrance, the annexe features a second kitchen with granite worktops and built-in appliances, a sitting room, luxurious bathroom, and a spacious ground floor double bedroom with an en suite wet room. A second bedroom is located on the upper level.

Currently operated as a successful Airbnb, the annexe could generate an impressive potential annual income of between £30,000 and £50,000.









Outside

The property is approached through secure gates, opening to a courtyard and with an integrated double garage. The Mediterranean-style gardens to the side are designed for low-maintenance enjoyment and outdoor living, featuring composite decking, a pergola, a greenhouse, and a dedicated outdoor cooking and dining area. Beautifully planted borders with mature shrubs and perennials add colour and texture throughout the seasons.



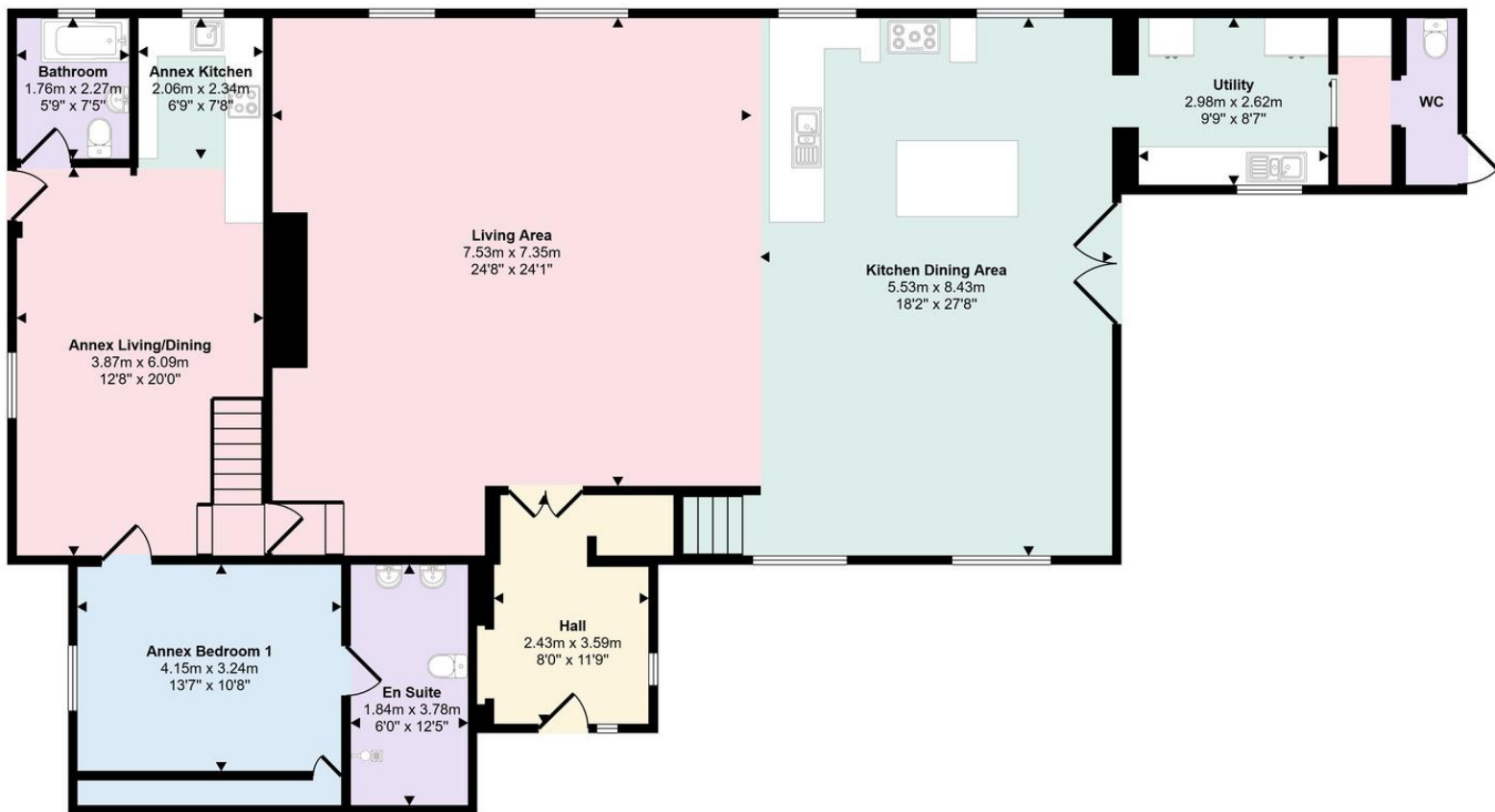








Approx Gross Internal Area
361 sq m / 3888 sq ft



Ground Floor
Approx 192 sq m / 2066 sq ft

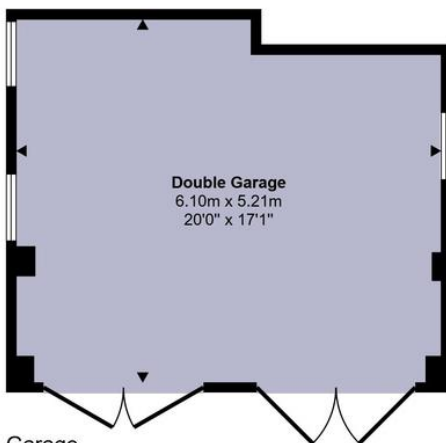
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like real items.

Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale.



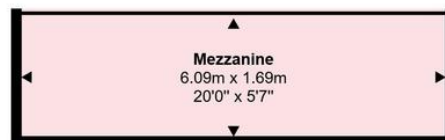
First Floor

Approx 129 sq m / 1384 sq ft



Garage

Approx 30 sq m / 327 sq ft



Garage First Floor

Approx 10 sq m / 111 sq ft

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Donington-on-bain

A Peaceful Haven in the Wolds

Donington-on Bain is around 8 miles from Louth market town and around 10 miles equidistant from Market Rasen and Horncastle, the former having rail links to the national network and the latter known for its many antique and bric-a-brac shops. The cathedral city of Lincoln is approximately 20 miles away while the holiday coast is about 21 miles, with resorts, nature reserves and miles of open beach. One of the best villages in the Wolds for amenities having post office with shop, convenience store, the Black Horse pub serving food and providing visitor accommodation, a mobile library service, excellent mobile fish and chip van, a multi-use games area with playing fields and hard tennis courts and a children's play area.

The Viking Way passes through the centre of the village leading through the countryside for miles either to the north or south (149 miles in total for the hardy!) The village hall hosts several events including craft fairs, race nights, Pilates, yoga and card nights. There is a village primary school and bus service to the secondary/grammar schools and academies in the area. The stone-built Grade 2 Listed Church of St Andrew in the heart of the village and is c.1779, restored 1868 with origins dating back to the late 12th Century.



Recognised as an Area of Outstanding Natural Beauty (AONB), the Wolds is ideal for those who appreciate outdoor activities like walking, and cycling with miles of scenic trails and bridleways weaving through its charming villages and farmland. Towns and villages like Louth, Market Rasen, and Alford offer a blend of rural charm and modern convenience, with a strong sense of community, and an array of amenities, including shops, cafés, and pubs. The region is known for its excellent primary and secondary schools, making it particularly attractive for families. Additionally, good transport links, including proximity to business hubs like Lincoln and Grimsby, ensure that residents can easily commute or enjoy day trips to larger urban centres.



Louth

Vibrant Living in the Wolds

Known as the Capital of the Wolds, Louth is a vibrant and picturesque market town celebrated for its three bustling weekly markets and a year-round calendar of seasonal and specialist events. The town centre offers an impressive selection of cafés, restaurants, wine bars, and traditional pubs, perfect for relaxing and socialising. With its wealth of independent shops, a thriving theatre, and a cosy cinema, Louth provides a delightful blend of culture, entertainment, and local charm.

For those seeking an active lifestyle, Louth is perfectly positioned on the edge of the Lincolnshire Wolds, offering access to scenic country walks, bridleways, and rolling hills. The town is well-equipped with sports and leisure facilities, including a modern sports and swimming complex. Additionally, Louth boasts a tennis academy, bowls club, football club, golf club, and equestrian centre.

There are many highly regarded primary schools and academies including the King Edward VI Grammar which makes Louth perfect for growing families.

Just seven miles to the east lies the picturesque Lincolnshire coast, featuring nature reserves to the north and south. For business and commerce, the region is well-connected, with the main hubs located in Lincoln, 26 miles away, and Grimsby, just 16 miles to the north.



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

Viewing

Strictly by prior appointment through the selling agent.

Council Tax

Band E

Services Connected

We are advised that the property is connected to mains electricity, water and drainage but no utility searches have been carried out to confirm at this stage.

Tenure

Freehold

Location

What3words: ///instincts.from.having

Directions

From the centre of the village adjacent the Church of St Andrew's on Main road, travel east a short distance and the property will be found on the right hand side with the junction of Chapel lane.

The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise stated. Plans/Maps are not to specific scale, are based on information supplied and subject to verification by a solicitor at sale stage.

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