

Susan Payne
PROPERTY

PROUDLY PRESENT FOR SALE

The Chapel

New Road, Porchfield, Isle of Wight PO30 4LT



£750,000
FREEHOLD



This enchanting four-bedroom converted Chapel, located in the idyllic rural hamlet of Porchfield, is beautifully presented and features spacious accommodation and high specification finishes throughout.

- Fabulous converted Chapel and Sunday School
- Four double-bedrooms and three bathrooms
- Tranquil location close to the Hamstead Heritage Coast
- Enclosed rear garden with deck, lawn and terrace area
- Light and bright with a south facing front aspect
- Original architectural features and period character
- Presented in a soft, neutral scheme throughout
- Paved driveway providing private off-street parking
- Modern, flowing layout with open-plan living
- Coastal and rural walks and trails on the doorstep

For more information and to arrange a viewing, please contact Susan Payne Property on **01983 566244**.

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Originally constructed in 1852 and rebuilt and extended in 1902 to incorporate a Sunday School, The Chapel was in use until 1991, and has more recently been converted to create a stylish and comfortable family home. The Chapel features high-quality fixtures and finishes, which combine with an elegant neutral style throughout to perfectly complement the period character of the original building. The conversion has also created a flowing layout, with two fabulous open-plan living spaces and two of the four bedrooms benefitting from ensuite shower rooms, one of which is on the ground floor, offering further versatility and flexible configuration options. The Chapel also benefits from double glazing throughout, additional insulation has been added, and both the boiler and oil tank have been replaced by the current owners of 10 years.

New Road is a quiet rural lane with a collection of charming period homes to one side and farmland to the other. It leads to the small village centre of Porchfield, where the village hall hosts regular community groups, clubs and events and the Sportsmans Rest provides good hospitality in its well-reviewed restaurant and pub. Bordering an Area of Outstanding Natural Beauty, Porchfield is surrounded by footpaths, for country walks and birdwatching, and on the village outskirts is the local Cricket Club and ground. Located just five miles away is the vibrant seaside town of Cowes which is a magnet for the sailing community, with a High Street offering a wonderful selection of boutique shops, independent restaurants, bars and cafes along with access to the the high-speed Red Jet catamaran service to Southampton.

Accommodation comprises a welcoming porch which leads into a spacious sitting-room, complete with a mezzanine level, a ground floor ensuite bedroom, stunning open-plan kitchen/diner and utility room on the ground-floor, with first-floor accommodation consisting of a wing containing two double-bedrooms and a family bathroom, and a separate wing which has a private staircase leading to an ensuite bedroom.

Welcome to The Chapel

From popular New Road, a block paved driveway spans the enchanting red-brick front elevation of The Chapel. Engraved stone tablets feature throughout the façade, adding to the ambience and documenting some of the buildings history. An immaculately presented front door provides a burst of colour and leads into the welcoming porch.

Porch

Perfect for coats and muddy boots (and dogs!), the porch benefits from original floor tiles, a window to the front aspect and a heritage hand-painted sign which details the original construction date. Soft grey walls are complemented by a smart panel door which opens into the sitting room.

Sitting Room

22'2" x 21'4" max (6.77m x 6.52m max)

A stunning room, full of character, which has been enhanced by beautiful neutral décor and a glorious engineered oak floor. A mezzanine level covers half of the room, creating a cosy space beneath, complete with triple aspect glazing and wood-panelled walls. From beneath the mezzanine, the sitting room opens to a magnificent double-height space, complete with a vaulted ceiling and a feature chandelier, and arranged around a grand, brick fireplace complete with an attractive cream woodburning stove set on a dark tiled hearth. An oak mantle matches the exposed beams which add even more character to the space, and country style doors provide access to multiple storage cupboards. Stairs lead to the mezzanine, doors lead to the dining room and to bedroom four, and a separate staircase leads up to bedroom three.

Mezzanine

22'0" x 10'6" (6.73m x 3.22m)

Carpeted stairs lead up to the mezzanine level, which has exposed beams, an ornate balustrade and triple aspect glazing, including two characterful porthole windows to the front aspect.



Dining Room

18'11" x 14'6" (5.78m x 4.43m)

The dining room is another generously proportioned space which connects seamlessly with the kitchen. The oak flooring, wood panelling and neutral tones flow through from the sitting room to create continuity, and twin aspect glazing fills the room with natural light. To one end, a chimney breast is home to a cream wood burning stove, set on a quarry tile hearth and with a chunky timber mantle over. There are stairs to the first-floor, complete with storage under, and a peninsula from the kitchen creates a soft divide in this social space which is at the heart of the home.

Kitchen

17'7" x 12'0" (5.36m x 3.66m)

The expansive kitchen is perfectly suited to the building, comprising white shaker style base cabinets, complemented with dark granite worktops, white metro tile splashbacks, soft grey walls and high-quality woodgrain luxury vinyl tile flooring. Integrated appliances include a tall larder style fridge, a dishwasher, and there is a large gas range complete with splashback and a matching extractor hood, and an inset sink with a mixer tap, plus there is plenty of space for an additional fridge-freezer. Twin windows look to the side aspect, fabulous French doors lead out to the rear garden, and a door leads into the utility room.

Utility Room

11'11" x 6'6" max (3.65m x 2.00m max)

The useful utility room has fitted cabinets and worktops, providing plenty of storage, and with space and plumbing for a washing machine and a dryer. There is a large ceramic sink and drainer with a heritage style mixer tap, and the utility room is also home to the Worcester boiler. A window provides a view to the side aspect and doors lead to the side path and to the cloakroom.

Cloakroom

Ideally positioned, the cloakroom is presented with fresh white décor over a neutrally tiled floor, and benefits from a large vanity basin, complete with a mixer tap and storage under, with additional cupboards over and there is a dual-flush WC.

Bedroom Four

11'6" x 10'5" (3.51m x 3.18m)

Conveniently located on the ground floor, bedroom four has soft grey décor, a neutral carpet, and a window to the side aspect. An open doorway leads into an ensuite shower room.

Ensuite

The ensuite is a good-size, presented in contemporary matte white wall tiles over silver-grey floor tiles. A large walk-in shower occupies one end and benefits from a rainshower head, and there is a stylish floating basin with a mixer tap and matching dual flush WC with a concealed cistern. The ensuite also has a large fitted mirror.

First Floor Landing

From the dining room, a characterful turning staircase leads up to the first-floor landing, which is neutrally decorated, featuring exposed beams, a Velux window and doors to bedroom one, bedroom two and to the family bathroom.

Bedroom One

14'3" x 10'7" (4.35m x 3.23m)

The primary bedroom is well proportioned, with a beamed vaulted ceiling and twin Velux windows providing plenty of natural light. White décor and a feature wall in an elegant teal colour combine with a neutral carpet.



Bedroom Two

15'10" max x 13'6" reducing to 9'9" (4.84m max x 4.12m reducing to 2.98m)

Currently in use as a fantastic nursery, bedroom two is also spacious and light, with two pairs of Velux windows in a beamed vaulted ceiling, soft blue/grey and white décor and a neutral carpet.

Family Bathroom

Another good-size room, the family bathroom is presented in a combination of silver/grey floor tiles, neutral wall tiles around the wet areas and modern grey walls, and a pair of Velux windows fill the room with natural light. The contemporary white suite comprises a P-shaped bath with a heritage style mixer tap, a matching pedestal basin with an illuminated mirror over, a dual-flush WC and a generous walk-in shower with rainshower head, plus there is a large heated chrome towel rail.

Bedroom Three

14'1" x 10'5" (4.31m x 3.20m)

From the sitting room, a separate turning staircase has a window to the side aspect, and leads up to the third bedroom, which benefits from an ensuite to create a perfect guest suite. Presented in soft neutral tones and carpet, bedroom three has a semi-vaulted panelled ceiling, which has a hatch to access the loft space, and a pair of Velux windows for natural light. An open doorway leads into the ensuite.

Ensuite

Beautifully presented with contemporary matte white wall tiles and silver/grey floor tiles, the ensuite is well appointed with a large shower with a rainshower head, a floating basin with a modern mixer tap and illuminated mirror over, a concealed cistern dual-flush WC, and a large chrome heated towel-rail.

Outside

Block paving wraps around The Chapel to the front aspect, providing private off-street parking. A gate to one side of the property provides access to the private Kerosene oil tank. A gate to the other side gives access to a side path, which has a combination of paving and gravel, and comes complete with a brick boundary wall and is home to a wood-store and a gas store, which supplies the gas range in the kitchen. A gate leads into the rear garden. A fabulous deck runs across the rear elevation of the house, providing outside seating and dining areas, and leads on to a charming lawn, surrounded by attractive mature borders. There is a substantial timber outbuilding, which comes with power and lighting, and steps from the lawn lead down to a walled terrace which is a real sun trap. A wide path leads to the side of the house, which is home to a further substantial shed, and the rear garden is enclosed with fencing.

The Chapel presents a wonderful and rare opportunity to purchase a unique, historical home, beautifully presented throughout and set in an extremely desirable rural village location. An early viewing with the sole agent Susan Payne Property is highly recommended.

Additional Details

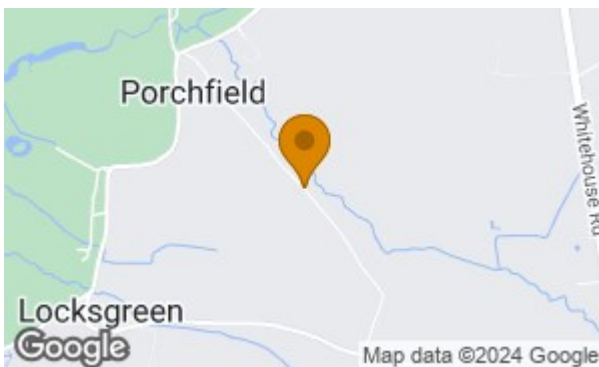
Tenure: Freehold

Council Tax Band: F

Services: Mains water, electricity and drainage, private oil (heating/hot water) and gas (kitchen range) supply



Floorplan for illustrative purposes only and not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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