



The Chapel

Boreley Lane | Lineholt | Ombersley | Worcestershire | WR9 0LF

FINE & COUNTRY

This former detached Chapel has been lovingly restored in 2017 to a luxurious detached cosy home, set within the heart and tranquillity of rural Worcestershire. The property is beautifully presented and has three bedrooms and two bathrooms. It has a delightful country kitchen and a living/dining room. The Chapel has a large fully enclosed garden with lawns and a patio area and is accessed through automatic gates.

The Chapel has been granted planning permission to extend the property - please see plans. The planning application number is W/23/00750 with Wychavon District Council.

Planning Application No. W/24/00918 has recently been submitted to Wychavon Planning to vary conditions 2 & 5 and remove condition 4 on the approved application W/23/00750 for single Storey extensions and conversion of garages to living accommodation.

Accommodation summary

Ground Floor:

The property is approached through an oak door and into an entrance hall with solid oak flooring and oak stable doors, which is a feature throughout the property. The ground floor has oil fired underfloor heating as well as a wood burning stove in the living room. With solid oak flooring and beams the living/dining room is full of character and has French Doors leading to the garden. The kitchen is well appointed and has a double electric oven, electric hob, dishwasher and Belfast Sink and has tiled flooring.

Bedroom 1 is located on the ground floor and has an en-suite wet room with a shower, WC and vanity sink. There is also a further bathroom with a shower over the bath, WC and vanity sink. Oak stairs with ornate wrought iron railings lead to the first floor and the further bedroom accommodation.

First Floor:

There are two further bedrooms on the first floor, one double and one single and each room has built in cupboards for storage and radiators.

Outside:

The property is accessed through electric gates and has parking for several vehicles. There is a double garage with automated doors and a single garage attached which is used as a utility room with space for a washing machine and tumble dryer. Attractive, landscaped private grounds and borders with mature planting.







LOCATION

Lineholt is a sparsely populated rural area sitting within the Ombersley ward of Wychavon District Council in the heart of the county of Worcestershire. The village of Ombersley is only two and a half miles to the South. Arguably one of the county's most sought after villages given its history, amenities and strategic location.

Ombersley, where The Duke of Wellington was a regular visitor to The Court, is defined by its chocolate box street scene, Checketts delicatessen, gastro pubs, restaurant, tennis club and cricket club. Ombersley Golf Club is just a half-mile away with a good restaurant and practice facilities. There is also a modern doctor's surgery.

For every day shopping needs, Stourport-upon-Severn is only 4 miles to the North. As its name suggests it is dissected by the River Severn and is a popular leisure destination during the summer months with wide ranging amenities and a marina. Droitwich Spa is 6 miles to the South East and has enhanced amenities including a Waitrose store. It is an historic Roman town built on the legacy of the salt industry and identified in Victorian times with the "Salt King" John Corbett and his stately Chateau Impney.

The County Town and Cathedral City of Worcester, lying on the banks of The River Severn, is some 8 miles South providing for high street and boutique shopping, and characterised by one of England's great Cathedrals, its Racecourse, County Cricket Ground, Premiership Rugby Club and University.

The M5 motorway (accessed via J5 of The M5 at Wychbold or J6 at North Worcester) provides for ready access to Birmingham (28 miles) and the surrounding industrial and commercial areas as well as Birmingham International Airport (34 miles) and the M40. London (132 miles) is best accessed by the M40, via the M5/M42. The M5 South also provides for commuting to Cheltenham and its Racecourse (34miles), Gloucester and Bristol (71 miles).

The newly opened Worcestershire Parkway Railway Station, situated to the east of Worcester, off Junction 7 of the M5, is only 14 miles from Lineholt, and is intended to increase the capacity to London as well as reduced journey times. This has a significant impact on Worcestershire's accessibility to the capital and other regional centres. The National Railway Network may also be accessed at Hartlebury (4 miles), Kidderminster (8 miles) and at Droitwich Spa.

If education is a priority, then Worcestershire is blessed with an enviable mix of schooling at all levels, including a variety of independent establishments, allowing parents to select the right environment for their children's needs. These include Bromsgrove School (11 miles), Malvern College (18 miles), and both The Kings Schools and Royal Grammar School at Worcester, encompassing Kings Hawford and The Grange junior schools, and Dodderhill at Droitwich. Local preparatory schools also include Abberley Hall (11 miles) and Winterfold House at Chaddesley Corbett (7 miles).

For days out and recreation, Lineholt is well placed for ready access to the North Cotswolds and Broadway (30 miles), as well as Stratford-upon-Avon (31 miles), Great Malvern (17 miles) and The Malvern Hills, and Ludlow (26). The West coast of Wales, at Aberdovey, is 97 miles.





Utilities: Mains electricity and water. Private drainage via a septic tank. LPG central heating with external Worcester boiler. Underfloor heating and wood burner.

Services: Superfast broadband available - please check with your local supplier.

Mobile Coverage: 4G available - please check with your local supplier.

Construction: Standard.

Parking: Double garage & off-road parking for 4+ vehicles.

Additional Information: The Chapel has been granted planning permission to extend the property - please see plans. The planning application number is W/23/00750 with Wychavon District Council.

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Tenure: Freehold

Local Authority: Wychavon District Council

Council Tax Band: D

To benefit from favourable, furnished holiday let tax status The Chapel must be commercially let for 105 days per year. Purchasers can get further guidance at www.gov.uk HS253 furnished holiday lettings.

Directions

Keep on A449 driving past the Ombersley turn on your left hand side, after half a mile take the left-hand turn signposted Woodfield Lane. At the end of this road, turn right at the T junction and follow the road by keeping to the left-hand side for about half a mile until you get to staggered crossroads. Turn right and The Chapel will be the first on your right.

Viewing Arrangements

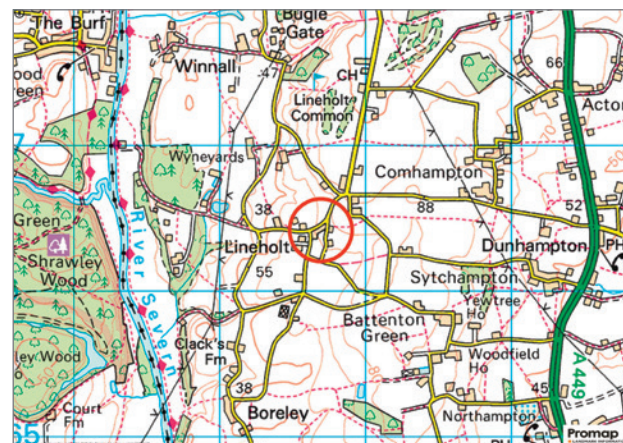
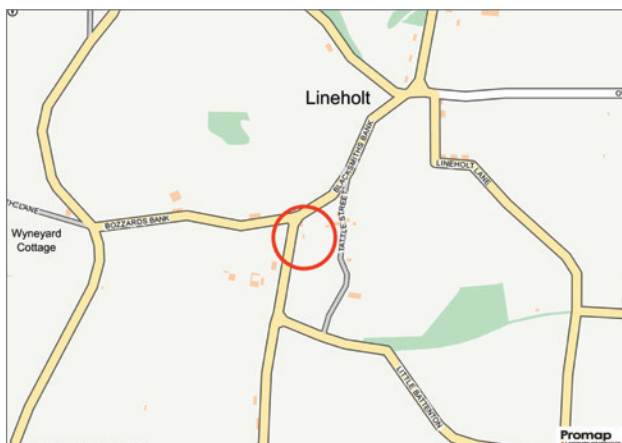
Strictly via the vendors sole agents Fine & Country on 01905 678111.

Website

For more information visit www.fineandcountry.com

Opening Hours

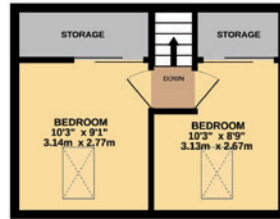
Monday to Friday 9.00 am - 5.30 pm
Saturday 9.00 am - 1.00 pm



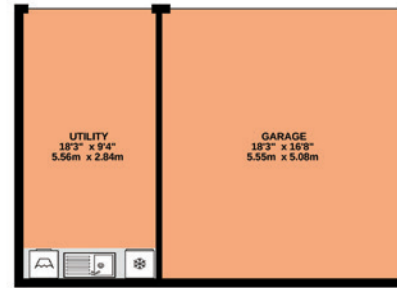
GROUND FLOOR
543 sq.ft. (50.4 sq.m.) approx.



1ST FLOOR
245 sq.ft. (22.8 sq.m.) approx.



OUTBUILDING
473 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA : 788sq.ft. (73.2 sq.m.) approx.

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.
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Score	Energy rating	Current	Potential
92+	A		105 A
81-91	B		
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2024 Fine & Country Ltd. Registered in England and Wales. Company Reg No: 08775854. VAT Reg No: 178445472 Head Office Address: 1 Regent Street Rugby CV21 2PE. Printed 05.06.2024



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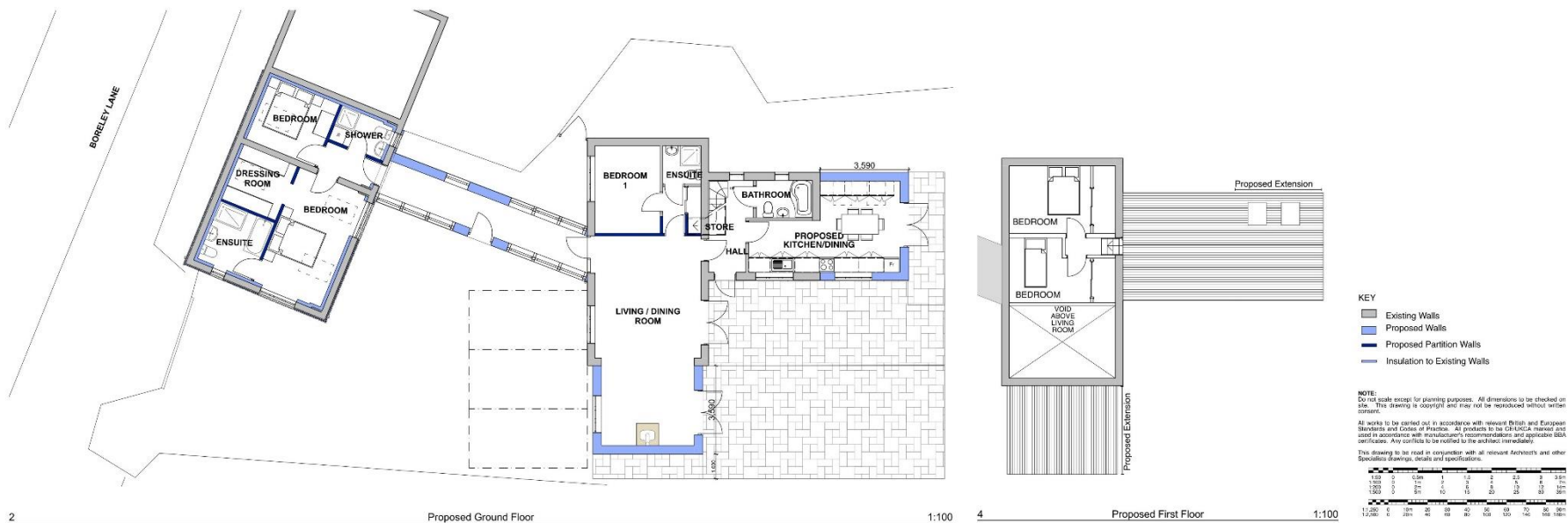


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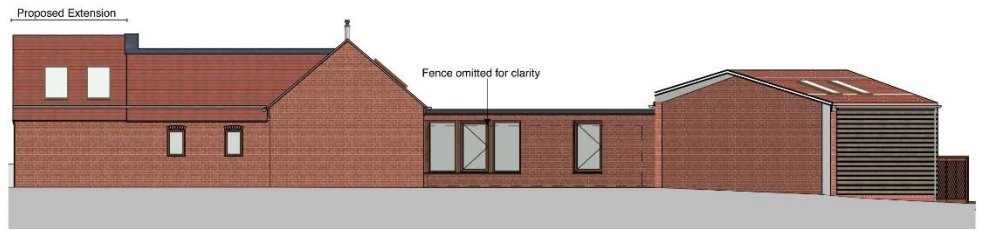
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The Chapel has also been granted change of use permission from a Holiday Let to a Residential Property. The planning application number is W/23/01530 with Wychavon District Council.



2 Proposed Ground Floor 1:100 4 Proposed First Floor 1:100



6 Proposed North Elevation 1:100



7 Proposed South Elevation 1:100



8 Proposed West Elevation 1:100



9 Proposed Front Elevation 1:100



10 Proposed East Elevation 1:100



13 Proposed Road Elevation 1:100

KEY

-  Proposed Brick work to match existing
-  Proposed Plain Roof Tiles to match existing
-  Proposed timber boarding, stained to existing garage walls

NOTE:
Do not scale except for planning purposes. All dimensions to be checked on site. This drawing is copyright and may not be reproduced without written consent.

All works to be carried out in accordance with relevant British and European Standards and Codes of Practice. All products to be CEUKCA marked and used in accordance with manufacturer's recommendations and appropriate SBA certificates. Any conflicts to be notified to the architect immediately.

This drawing to be read in conjunction with all relevant Architect's and other Specialist drawings, details and specifications.

1:50	0	0.5m	1	1.5	2	2.5	3	3.5m
1:100	0	1m	2	3	4	5	6	7m
1:200	0	2m	4	6	8	10	12	14m
1:500	0	5m	10	15	20	25	30	35m

1:1,000	0	10m	20	30	40	50	60	70	80	90m
1:2,500	0	25m	50	75	100	125	150	175	200	225m