

The Old Chapel, Gurney Slade

Offers In The Region Of £775,000

- Energy Rating - E
- Spacious Family Home
- VIEWINGS HIGHLY RECOMMENDED
- Rural Location
- 3D INTERACTIVE TOUR
- Beautifully Presented Throughout
- Unique Property
- Tenure - Freehold
- Council Tax Band - E
- Close Distance To Local Towns & Villages

Located in the popular village of Gurney Slade. Barons are delighted to introduce to the market this deceptively large CONVERTED CHAPEL & an option to purchase/lease ADDITIONAL LAND. Spectacular features throughout, and a addition converted garage made into a stunning TWO BEDROOM annex, within beautiful grounds. The property itself comprises, kitchen breakfast room, handy utility room, large living room which includes a grand fire place with fitted wood burning stove, a study and a downstairs shower room. On the first floor you are greeted with Four Double bedrooms with each room benefiting from its own unique characteristics. The Master bedroom with a stain glass window and an en-suite, bedroom two the front length of the property with exposed brick arched windows, bedroom three offers ample space and a light airy feel, bedroom four also includes an exposed bricked arched window letting lots of light into the room and a family bathroom which is fully tiled. The property is also close walking distance to all local amenities including pubs, restaurants, and a village shop. **VIEWINGS HIGHLY RECOMMENDED *****3D INTERACTIVE TOUR*******

Sitting Room 23'4 x 17'7 (7.11m x 5.36m)

Kitchen 17'4 x 12'5 (5.28m x 3.78m)

Utility Room 13'9 x '6'6 (4.19m x '1.98m)

Office/Study 8'5 x 6'11 (2.57m x 2.11m)

Downstairs Shower Room 8'3 x 6'11 (2.51m x 2.11m)

Bedroom One 12'4 x 11'9 (3.76m x 3.58m)

En-Suite 9'1 x 3'6 (2.77m x 1.07m)

Bedroom Two 17'6 x x 8'0 (5.33m x x 2.44m)

Bedroom Three 12'4 x 8'8 (3.76m x 2.64m)

Bedroom Four 11'0 x 9'11 (3.35m x 3.02m)

Bathroom 8'4 x 5'5 (2.54m x 1.65m)

Annex

Open Plan Downstairs 22'5 x 16'10 (6.83m x 5.13m)

Bathroom 7'3 x 6'7 (2.21m x 2.01m)

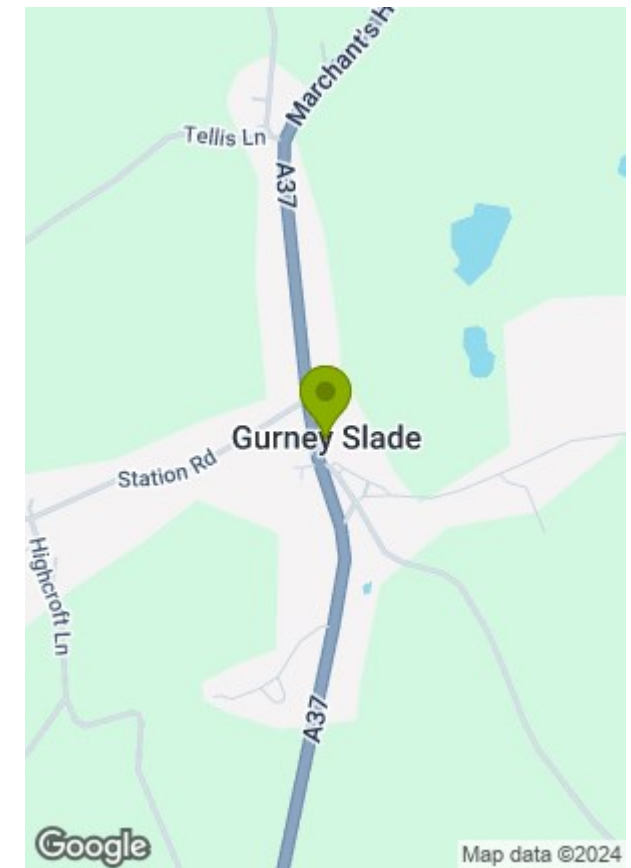
Bedroom One 14'1 x 13'7 (4.29m x 4.14m)

Bedroom Two / Dressing Room 10'0 x 7'0 (3.05m x 2.13m)









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			
		67	39
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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