



The Old Chapel, Chapel Road, Tumby Woodside, PE22 7SP



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Freehold

Offers in excess of £215,000



Key Features

- Converted two bedroom chapel
- Open plan living/dining/kitchen
- En-suite shower room
- Off-road parking to front
- Enclosed side garden
- Bespoke fencing & gates
- Fully double glazed throughout
- EPC rating E





A unique converted former Wesleyan Methodist Chapel Built in 1897 and located in the rural hamlet of Tumbly Woodside. Full of character and charm the chapel has accommodation comprising: entrance porch, large open plan living/dining kitchen, two bedrooms and en-suite shower room. Outside the chapel has off-road parking to the front and a garden to the side enclosed by bespoke fencing & gates. The chapel benefits from double glazed windows throughout, new composite doors and wall & floor insulation. The chapel offers potential for the addition of a mezzanine floor over the living/dining/kitchen to provide further accommodation if required, subject to any necessary planning permission.

ACCOMMODATION

New part glazed front entrance door through to the:

ENTRANCE PORCH

Having window to side elevation, new part glazed door to rear elevation and further part glazed door to the:

OPEN PLAN LIVING/DINING/KITCHEN

10m x 7.4m (32'10" x 24'4")

Having three feature arched windows to front elevation, further windows to both side elevations, vaulted ceiling with beams and wood flooring. The kitchen area is fitted with a range of base & wall units with work surface & tiled splashback comprising: undercounter sink with mixer tap & ceramic hob inset to work surface, cupboards, drawers, integrated dishwasher, space & plumbing for automatic washing machine under, cupboards over and tall unit to side housing integrated electric double oven with cupboards under & over. Island unit with cupboards under & breakfast bar to one side.

BEDROOM ONE

4.76m x 4.68m (15'7" x 15'5")

Having two windows to rear elevation, tongue & groove panelled vaulted ceiling, wood panelled walls and wood effect flooring.

EN-SUITE

Having windows to side & rear elevations, inset ceiling spotlights, heated towel rail, mermaid board walls, vinyl flooring and extractor. Fitted with a suite comprising: shower enclosure with electric shower fitting, hand basin inset to vanity unit with cupboards under and WC with concealed cistern.

BEDROOM TWO

3.05m x 2.92m (10'0" x 9'7")

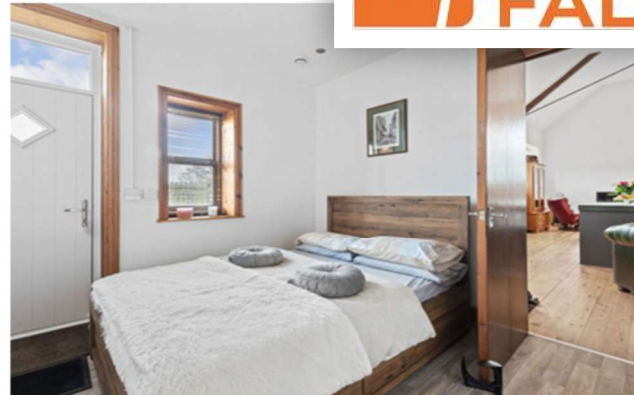
Having window & new part glazed door to side elevation, inset ceiling spotlights, wood effect flooring and access to roof space.

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EXTERIOR

To the front of the chapel there is a block paved area providing off-road parking. Gated access leads to the side garden which is enclosed by bespoke fencing & gates and majority laid to gravel with inset shrubs, concrete footpath and garden shed.

SERVICES

The chapel has mains electricity and water connected. Drainage is to a septic tank. The current council tax is band C.

We are advised that the windows and doors are all new and windows are double glazed throughout. Heating grants are available through East Lindsey District Council, subject to criteria.

VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.

AGENT'S NOTES

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Anti-Money Laundering Regulations – Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.





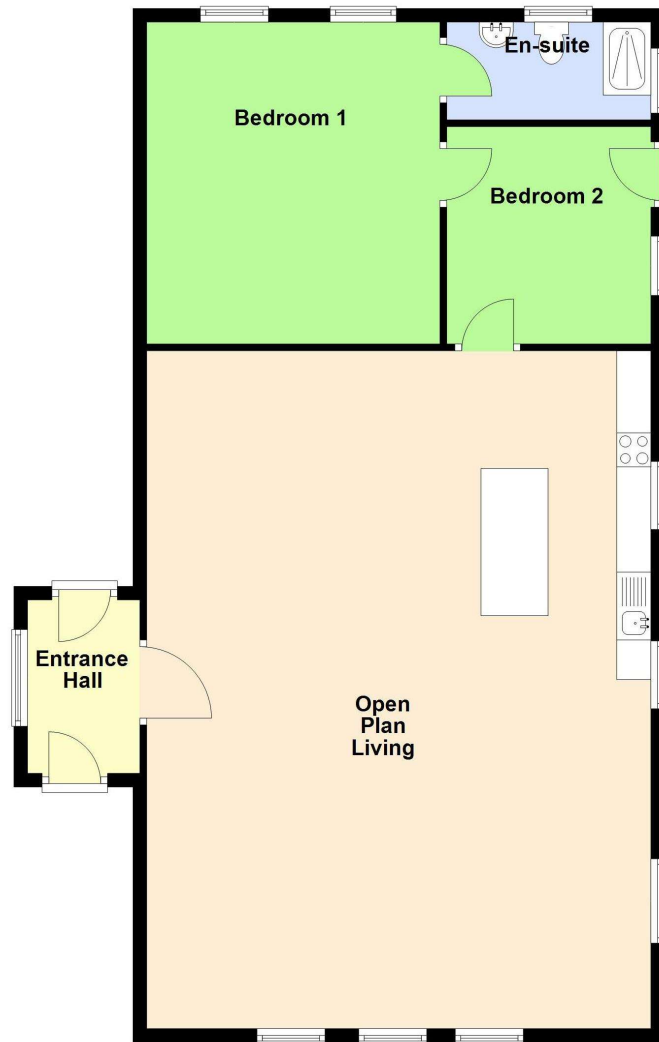
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Floorplan



Total area: approx. 114.1 sq. metres (1228.6 sq. feet)



The Chapel many years ago before conversion

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