



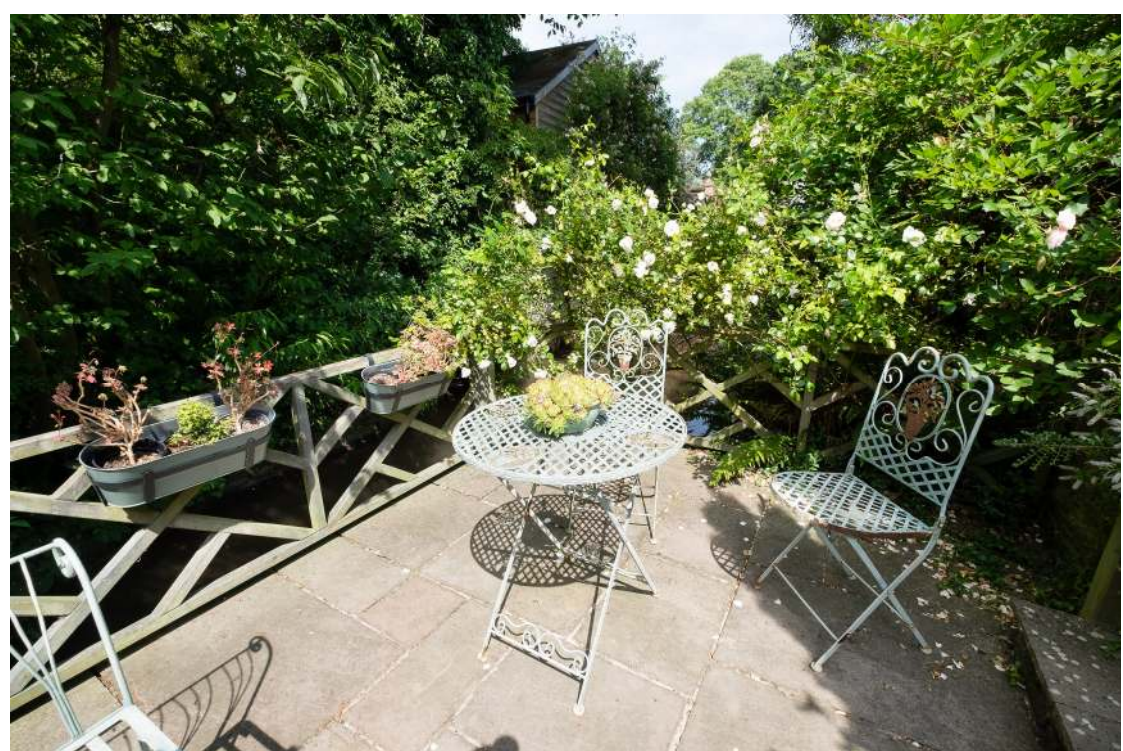
OLD CHAPEL HOUSE

Kimbolton, HR6 0HF





Originally a stone watermill, converted to a dwelling in 1719, with the chapel being built in 1840



Old Chapel House
New Road, Kimbolton
Herefordshire
HR6 0HF

Forming part of this small village, a very interesting and adaptable period house, offering well-appointed accommodation together with beautifully landscaped gardens with an original leat passing along one boundary.

Guide Price £650,000

Situation and Description

The small village of Kimbolton lies in north Herefordshire and has a pretty village church, a public house, village hall and primary school. Further services are available at the market town of Leominster (1 mile) and at the towns of Tenbury Wells (8 miles) and Ludlow (10 miles) which between them provide an excellent range of shops, restaurants and much more. Both Ludlow and Leominster have train stations and the cathedral city of Hereford (13 miles) is within easy reach.

This fascinating house is full of character and charm and offers very versatile living accommodation either for a growing family or could be divided to provide a separate annexe. It incorporates a former methodist chapel, which has been converted to create a very light and spacious drawing room. Other features include an impressive kitchen/conservatory and stunning landscaped gardens which have been created and cared for by the present owner and form a particular feature of the property. The gardens are well designed and private and also benefit from a small stream which creates a lovely feature along one boundary and was the leat for the former water mill, part of the main house.

Initially approached from the village road, double wooden gates lead into a good-sized parking and turning area and to a timber framed double garage. From here the driveway leads to the house itself and to a sun room which is light and spacious and has windows overlooking the gardens. An inner hall provides access to, the small kitchen/utility room which has double doors to outside, an extensive range of cupboards, a four-ring electric hob, pull out pantry cupboards, fitted oven and vaulted ceiling. The main kitchen/breakfast room is a lovely room, light and bright with plenty of room. It is glazed at one end with doors overlooking the gardens and is beautifully fitted with granite working surfaces above an excellent range of cupboards. There is the all-important two-oven electric Aga as well as a built-in dishwasher and fridge/freezer, all of which creates a lovely space for the family to gather. Adjoining this, two steps lead up to the former chapel, which is a stunning room with a high vaulted ceiling, fireplace with fitted wood burner, arched windows to either end and glazed door out to the gardens. Not only is it an excellent room for entertaining but it would make an artist's studio. Close by there is a useful cloakroom and a separate sitting room with a fireplace at one end, windows on two sides, which still has much of its original character, as well as a small dining room. At one end of the house, and also approached from the sun room, are two ground floor rooms, sitting room/home office/bedroom five with a triple aspect and glazed doors out to the driveway and gardens. The bedroom has fitted wardrobes and both these rooms are supported by a well-fitted bathroom. From the sitting room an enclosed staircase leads to the first-floor landing, with doors to a double bedroom, with built in wardrobe and decorative fireplace and window overlooking the

gardens. There is a separate and large bathroom with all the usual fittings, including a linen cupboard and the staircase then continues to the second floor with two further double bedrooms, both with vaulted ceilings and lovely views over the gardens to the south.

The gardens at Old Chapel House are a particular feature and have been beautifully landscaped and all lie on the southern side of the house. There is a patio and gravel pathway to the front as well as a seating area and a central avenue with lawns to either side with well stocked floral borders. This is divided from the kitchen garden by yew hedging where there is a further lawn, soft fruit and vegetable sections, a herb bed and dwarf box hedging. There is a small gazebo at one end and a very useful garden store 16ft 5 x 17ft 10. Pathways continue around the garden and various seating areas have been created to 'wile away the time'. The leat also creates a lovely area with the sound of running water as a backdrop with steps down to a seating area that overlooks the main pool. The garage 19ft 1 x 17ft 5 has two bays with an attached further garden store 11ft 3 x 6ft 2. A pathway leads around to the front of the property where access can be gained to a store at one end of the chapel 17ft 4 x 2ft 6.

Services and Considerations

Mains electricity, mains water, oil fired central heating, electric Aga, private drainage. It is not our company policy to test services and domestic appliances, so we cannot verify that they are in working order. The buyers are advised to obtain verification from their solicitor or surveyor.

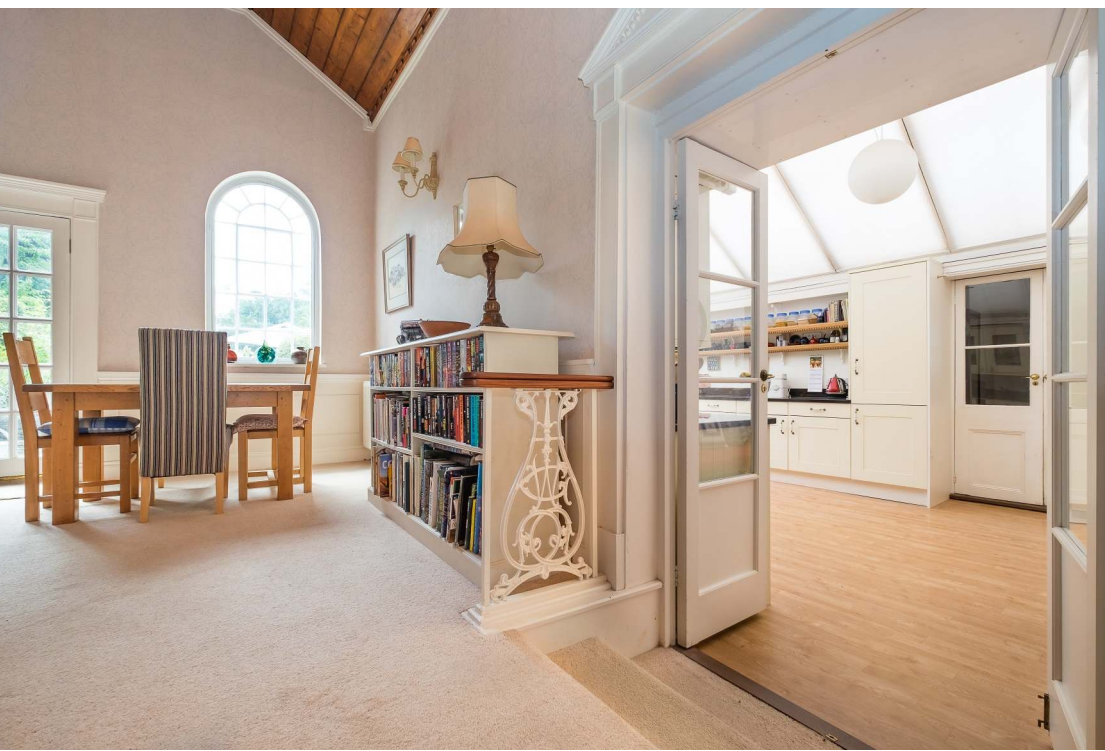
Tenure Freehold / Council Tax Band D / EPC Rating F 28/58

Broadband TBC / Mobile Coverage TBC



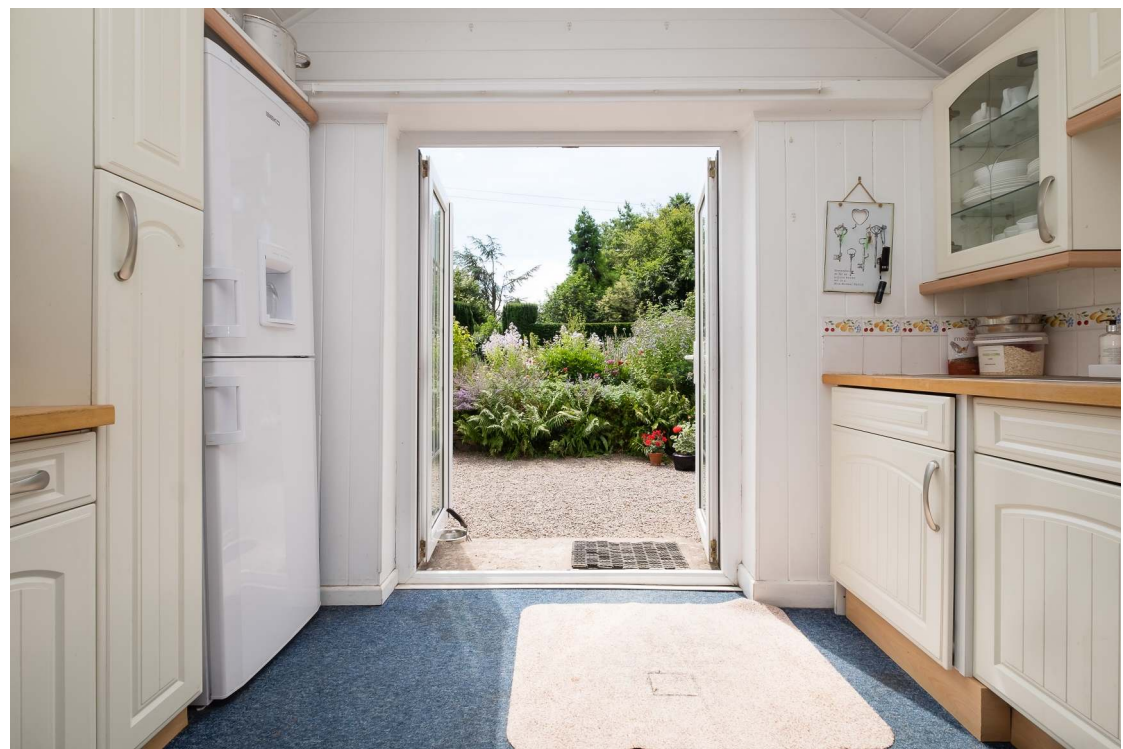


Kitchen/breakfast room and drawing room/chapel





Sitting room, dining room, small kitchen or utility room and sun room





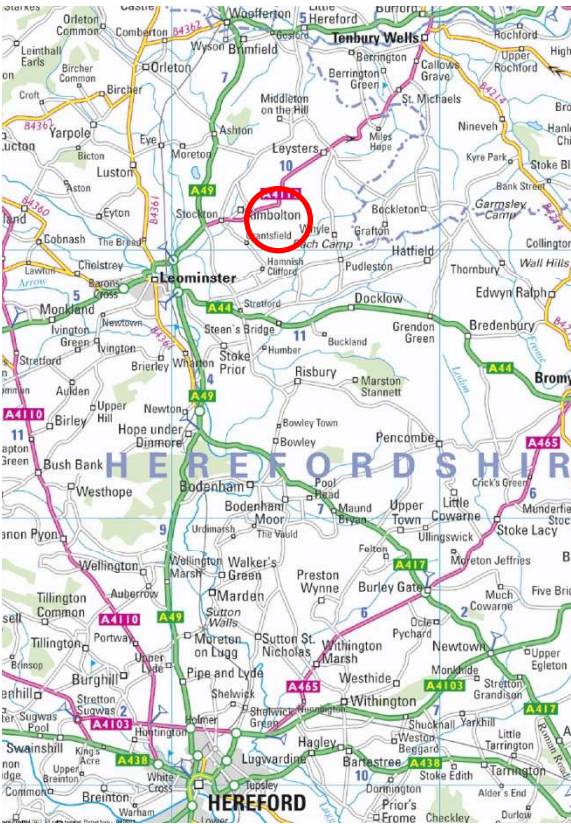
With five comfortable bedrooms and annexe potential



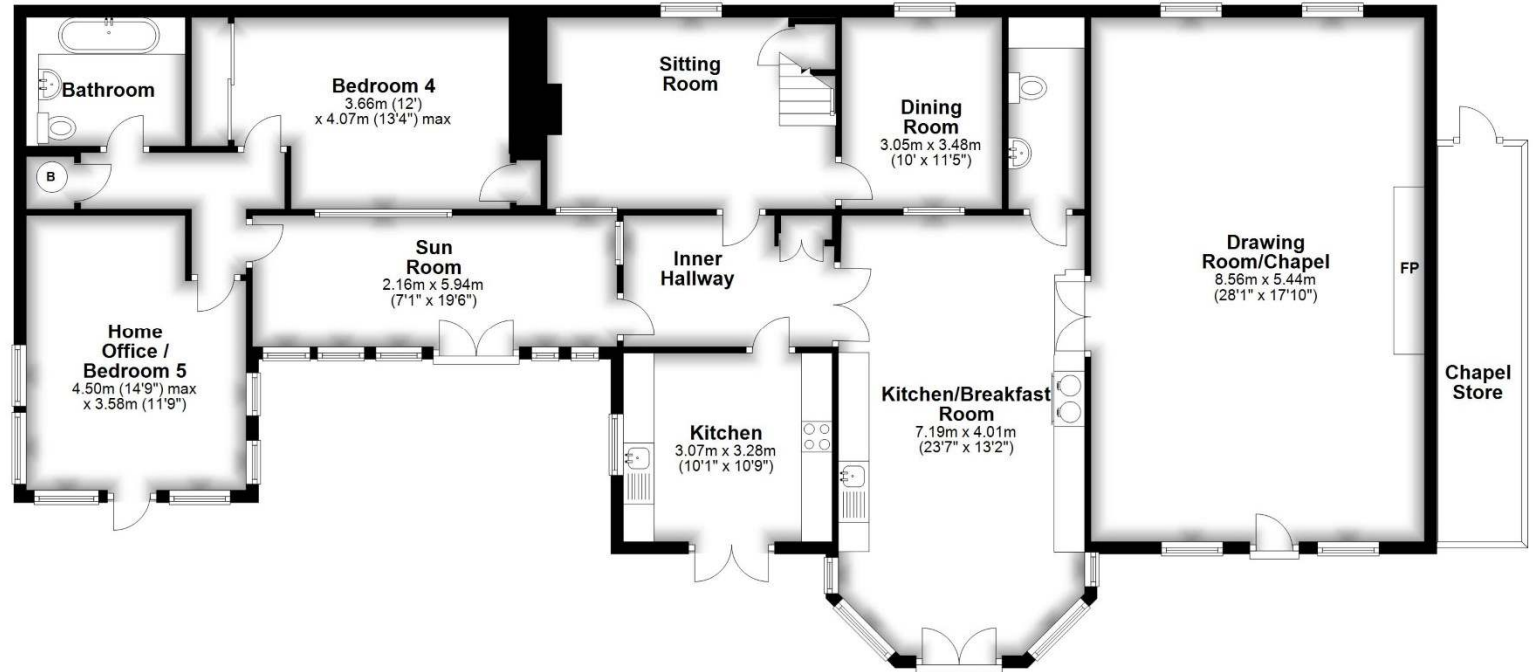
Directions

[///dozens.encounter.giraffes](http://dozens.encounter.giraffes)

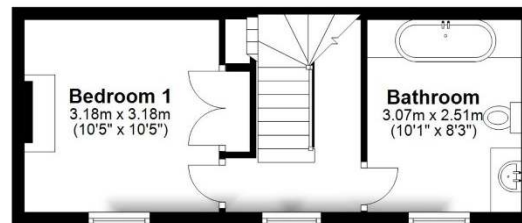
From Leominster proceed on the A49 in a northerly direction towards Shrewsbury. Continue out of the town and after approximately 1 mile, turn right towards Kimbolton and Tenbury Wells (A4112). Proceed over the brow of the hill, passing The Stockton Cross public house on the left-hand side, and after a further 300 yards the entrance to Old Chapel House will be found on the right hand side behind double wooden gates.



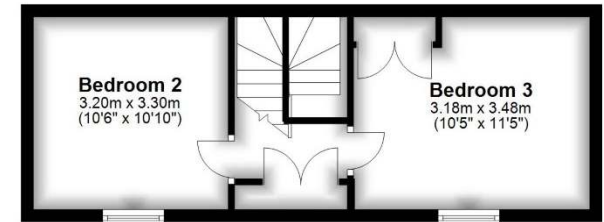
Ground Floor
Approx. 177.0 sq. metres (1905.7 sq. feet)



First Floor
Approx. 25.3 sq. metres (272.7 sq. feet)



Second Floor
Approx. 28.0 sq. metres (301.2 sq. feet)



Total area: approx. 230.4 sq. metres (2479.6 sq. feet)
Plans created by Brookes Bliss Ltd - Plans are not to be assumed as accurate and are not to scale.
Plan produced using PlanUp.

46 Bridge Street, Hereford, Herefordshire HR4 9DG

Tel: 01432 343800

sales@brookesbliss.co.uk

brookesbliss.co.uk

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These particulars are offered on the understanding that all negotiations are conducted through this company. Neither these particulars, nor oral representations, form part of any offer or contract, and their accuracy cannot be guaranteed.

rightmove



With large south facing gardens

