



The Chapel  
Scopwick, Lincoln

**BROWN & CO** JH Walter







## The Chapel, 77 Main Road, Scopwick

A rare opportunity to acquire The Chapel which is situated in the picturesque village of Scopwick. Originally built in 1893, this stunning stand-alone building has been converted into a truly unique, luxurious living space, while maintaining its unique character and many original features such as vaulted ceilings, stained glass windows and original doors.

The accommodation spans over two floors and 2134 square feet and benefits from underfloor heating to both floors along with an entrance hall, spectacular open-plan living kitchen with vaulted ceiling, stained glass windows and high quality fitted kitchen, large utility, shower room and two bedrooms to the ground floor, along with three double bedrooms all with en-suites to the first floor.

Outside to the front is a resin driveway providing ample off street parking, whilst to the rear is an enclosed lawned garden with patio.



### ACCOMMODATION

#### Entrance Hall

Original arched front entrance door, two sets of stairs rising to the first floor, airing cupboard, natural stone tiled flooring.

#### Open-Plan Living Kitchen

Vaulted ceiling with exposed beamwork, stunning stained glass windows to front and side, Velux windows, natural stone tiled flooring, high quality fitted kitchen with integrated sink to worktop, base and eye level storage units, integrated induction hob, double ovens, fridge, freezer, dishwasher and wine fridge, Island unit with below storage and breakfast bar.

#### Utility

Rear entrance door, stained glass windows to rear and sides, drainer sink inset to worktop, base and eye level storage units, spaces for washing machine and tumble dryer, natural stone tiled flooring.

#### Shower Room

Walk in shower enclosure with tiled splash backs, vanity wash basin, WC, natural stone tiled flooring,

#### Bedroom Four

With two stained glass windows.

#### Study / Bedroom Five

Stained glass windows to front and side.

#### First Floor

##### Bedroom One

Several Velux windows and feature stained glass windows, exposed beamwork to ceiling,

##### En-Suite

Velux window, free standing roll top bath tub with shower attachment, shower cubicle, vanity wash basin, WC, tiled flooring, exposed beamwork.

##### Bedroom Two

Stained glass window, exposed beams to ceiling, storage cupboard.

##### En-Suite

Velux window, shower enclosure, WC, vanity wash basin, tiled flooring and walls.

#### Bedroom Three

Stained glass window, exposed beams to ceiling.

#### En-Suite

Velux window, shower enclosure, WC, vanity wash basin, tiled flooring and walls.

#### Outside

To the front is a driveway providing ample parking whilst gated access leads to an enclosed garden which is laid to lawn and has a patio area.

#### Tenure & Possession

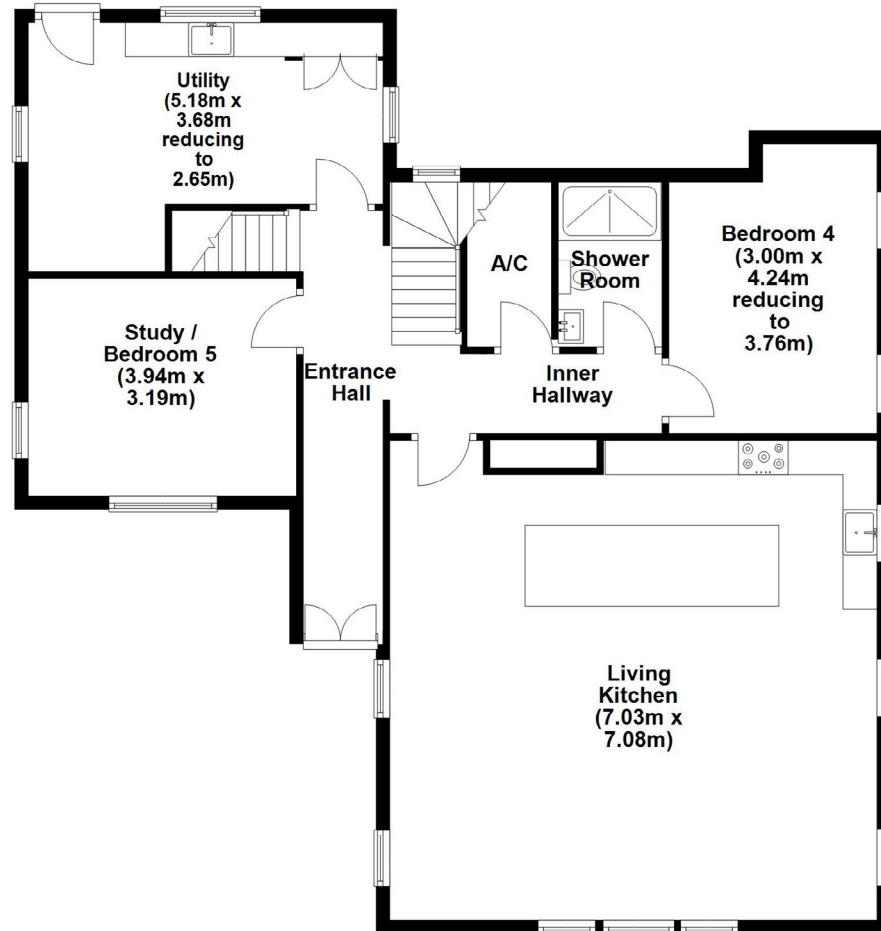
Freehold and for sale by private treaty.





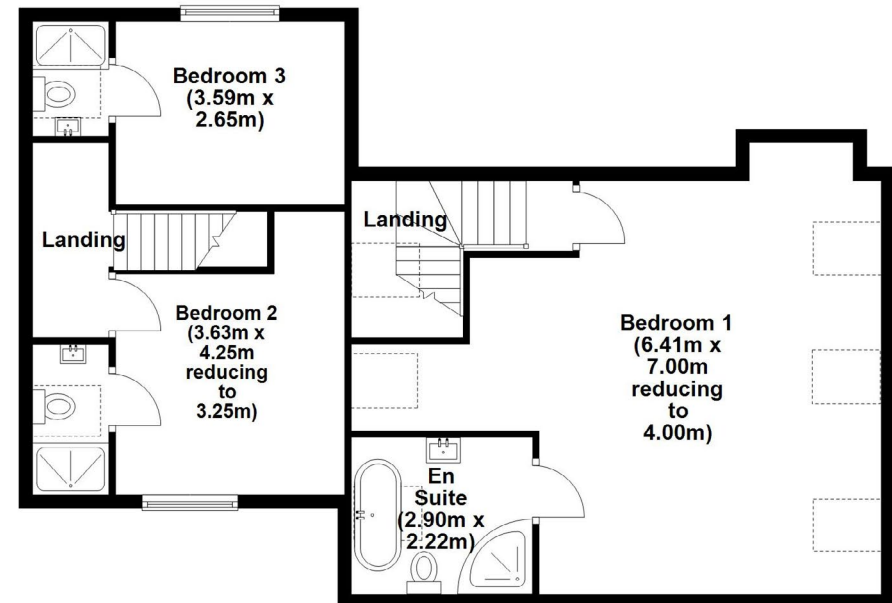
### Ground Floor

Approx. 117.8 sq. metres (1268.5 sq. feet)



### First Floor

Approx. 80.5 sq. metres (866.4 sq. feet)



Total area: approx. 198.3 sq. metres (2134.9 sq. feet)

While every attempt has been made to be as factual as possible, the dimensions noted, actual sizes, location of doors and windows are all approximate and are to be used as a general guide only. This plan is not to be relied upon for scale or accuracy.  
Plan produced using PlanUp.



### Mobile

We understand from the Ofcom website there likely to be mobile coverage from EE, Three, O2 and Vodafone, but interested parties are advised to check the own providers coverage prior to purchase.

### Broadband

We understand from the Ofcom website that standard, Superfast and Ultrafast broadband is available at this property with a max download speed of 1000 Mbps and an upload speed of 1000 Mbps.

### Tenure & Possession

Freehold and for sale by private treaty.

### Council Tax

To be confirmed

### Tenure & Possession

Freehold with vacant possession.

### Buyer identity check

Please note that prior to acceptance of any offer, Brown&coJHWalter are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

### Agent

James Drabble

01522 504304

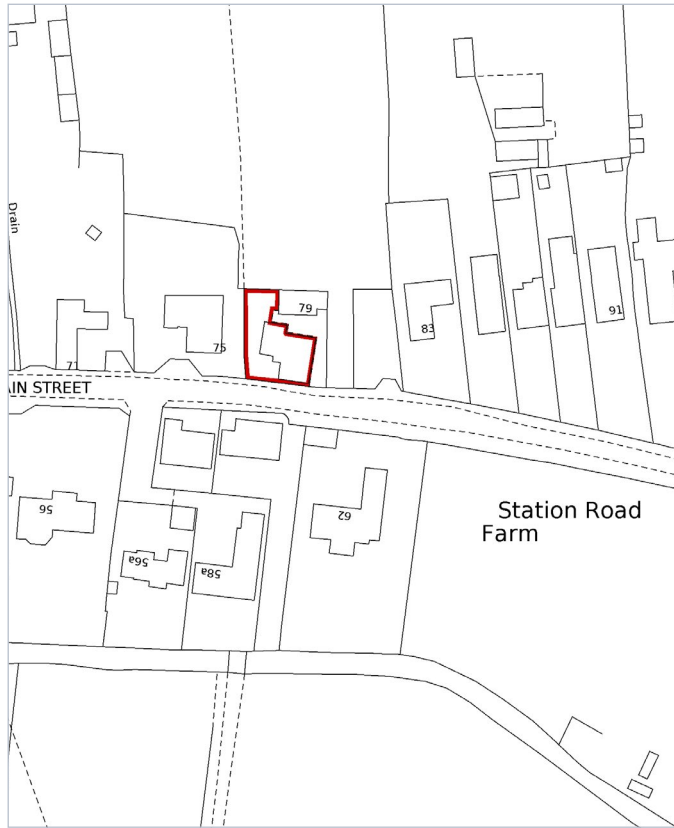
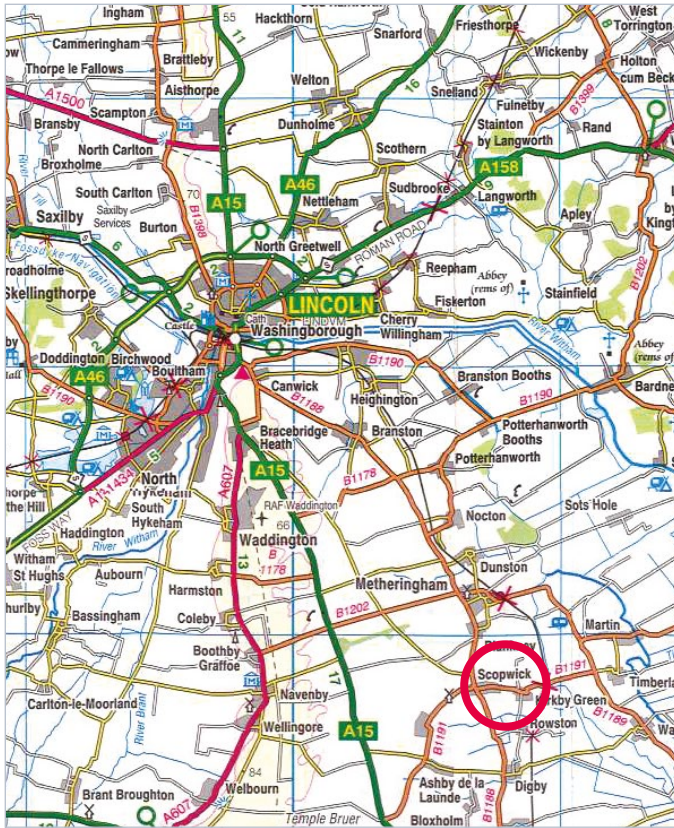
[lincolncitycentre@brown-co.com](mailto:lincolncitycentre@brown-co.com)











### Energy performance certificate (EPC)

77 Main Street Scopwick Lincoln LN4 3NW	Energy rating <b>B</b>	Valid until: 1 July 2035 Certificate number: 0330-3582-4030-2905-8945
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Property type: Detached house  
 Total floor area: 159 square metres

#### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

#### Energy rating and score

This property's energy rating is B. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:  
 the average energy rating is D  
 the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Directions - LN4 3NW  
 From Lincoln follow the B1188 Sleaford Road until you reach a left hand turn into Scopwick. Then follow Main Street and the Chapel can be found on your left.

<https://what3words.com/ribs.expensive.belong>

**IMPORTANT NOTICES**  
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