



CHOICE PROPERTIES

Estate Agents

Chapel Studios & The Old Post Office ,
South Thoresby, LN13 0AS Price £1,750,000



Choice Properties are delighted to present - CHAPEL STUDIOS - WORLD FAMOUS COMMERCIAL RESIDENTIAL RECORDING STUDIO. Comprising of three freehold properties which are presented as two self contained facilities being the main Chapel Studio with Control Room and Iso room linked to the extensive 7 bedroom Bryants Cottages which is fully modernised together with The Old Post Office a high specification 4 bedroom detached residence with producer's studio mix room & recording areas. Both facilities are available separately if preferred with different price options. Nestled in the beautiful hamlet of South Thoresby in the Lincolnshire Wolds an area of Outstanding Natural Beauty. This most unique studio has a special ambiance, professional ethos and a relaxed creative atmosphere and is not to be a missed opportunity for those in music production who are looking for an inspiring and idyllic home/work life balance.

Chapel Studios is a long established residential recording studio replete with musical history and among the most cherished recording studios in the UK and is a fabulous home as well as a lifestyle change 'Turnkey' opportunity. The current owners are now retiring and have spent over £200,000 in recent investments and have extensively modernised these beautiful Victorian 19th Century buildings into a state-of-the-art commercial residence.

PRICING OPTIONS

There are three pricing options available on this Property

Option 1 £1,750,000 for the entire facility with all properties and equipment

Option 2 Chapel Studio & Byrants Cottages - £900,000 - Property only

Option 3 The Old Post Office - £550,000 - Property only

Options 2 & 3 have the option to purchase by negotiation any of the studio equipment, instruments, fittings and fixtures that maybe required

CHAPEL STUDIOS BRYANTS COTTAGES

THE CHAPEL and BRYANTS COTTAGES

The main studio and accommodation complex have been carefully restored and converted into one expansive facility from what was initially a large Wesleyan Chapel. adjoining school room, two farm cottages and the old blacksmiths workshop.

CHAPEL STUDIO

Consists of:-

The Control Room

14'11" x 11'9"

The control room is air conditioned with natural light and a special ambiance. Currently housing a very well maintained Amek M2500 desk and ATC main monitoring The vintage Amek M2500 desk has high quality micc amps and EQ. When combined with the eclectic collection of additional vintage and current classic mic amp/EQ options you have an immensely variable recording palette very few studios equal. The studio is as a consequence, renown for providing excellent synergy of high quality vintage and modern equipment all of which is meticulously maintained and available to the purchaser. The acoustic designers' endeavours have been fine tuned over the years and blessed by some great producers and artists as has the control room monitoring.

The Studio

30'7" x 19'1"

The studio is widely recognised as being one of the finest recording spaces in England. A quality live room with a proven track record and the reassurance of being designed by acclaimed UK studio designer, with many landmark albums produced, it's become renowned. Acoustically controlled yet versatile, the perfect aid to capture the dynamics, energy and nuances of any performance. The room benefits from large Chapel windows and natural light but can be blacked out with curtains to create the desired playing experience, a real joy for musicians, producers and sound engineers alike. There is an excellent sounding Yamaha C2 Grand piano and Hammond BC vintage organ. There are two further isolation areas with all necessary tie lines which make for easy location of guitar, bass and keyboard amplification as desired and included in the sale is the studio's collection of high quality back line amps and speaker cabinets and a drum and percussion collections. Musicians have extensive control over their own headphone mixes via the Q8 system (individual 8 x way mixer units with up to 14 stations simultaneously used on a session.) Two pairs of Alan Smart guitar system interfaces and 3 x Gas Cooker valve Di units compliment numerous orthodox connection interfaces. 7 x full height and 3 half height acoustic screens, add to options.

BRYANTS COTTAGES

Consist of:-

Entrance Hallway

25'9" x 5'7"

This super entrance space links both the cottages and the studio together and provides the most perfect entertaining space. Glass fronted cabinets with underlighting sit nicely above counter tops with drawers and cupboards underneath and feature plinth lighting at the bottom. Recessed lighting to the ceiling with large lantern skylight which allows plenty of natural light to fill this lovely space. A staircase with glass balustrade give access to the Office on the 1st Floor which measures 13'1" x 11'9" Door from this area give access to the recording studio and opposite is the opening to the:-

Kitchen

16'3" x 10'9"

With bespoke oak wall, base and drawer units with work surfaces over. Under unit lighting. Recessed lighting. Circular sink unit and mixer tap. Electric Hob with Extractor Hood over. Double and Single Electric oven. Double sink unit and drainer.

Open Plan Living Room

11'2" x 10'8"

Opens to Dining Area

Dining Area/Sitting Room

25' x 12'4"

With staircase to landing. Feature beams and recessed lighting. Double Doors leading to Lounge/Games Room. Door to Cloakroom with w.c. and wash hand basin.

Lounge/Games Room

17'3" x 17'9"

With Double opening doors to the sunny patio area. Access to:-

Inner Hallway

9'5" x 6'8"

With access to:-

Utility Room

11'2" x 3'2"

With staircase to landing with 2 Bedrooms. Base units with work surfaces over. Sink Unit and drainer. Plumbing for automatic washing machine. Inner Hallway which leads to:-

Iso Room

9'8" x 8'11"

Acoustically sealed room which could be used as a further reception room or bedroom if required.

Ground Floor Bedroom 3

10'8" x 9'2"

Ground Floor Shower Room & w.c.

7'5" x 5'7"

With walk in shower cubicle. Pedestal wash hand basin with mirror over. Push button flush w.c. Chrome heated towel rail. Fully tiled walls and floor.

Arranged from Staircase in Utility Room

From this Staircase you reach:-

Bedroom 1

14'8" x 9'

Bedroom 2

11'1" X 9'1"

Arranged from Staircase in Dining Room

Landing

Bedroom 4

14'3" x 9'2"

Bedroom 5

12'5" x 10'8"

Bedroom 6

10'10" x 10'2"

Bedroom 7

9' x 7'7"

Bathroom & w.c.

10'8" x 7'2"

With four piece suite which consists of panelled bath. Corner shower cubicle with electric shower. Low level flush w.c. Pedestal wash hand basin. Tiled walls. Recessed lighting. Heated towel radiator.

Driveway

Gardens

THE OLD POST OFFICE

The Old Post Office, which is adjacent to the Chapel and separated by a parking area was bought by the vendor in the 90's and the ground floor was extended to include a mix room, whilst also providing separate accommodation. The building has now been completely renovated into a modern 3/4 bedroom dwelling with open plan contemporary living in mind and features a fabulous kitchen/diner area and large master en suite bedroom with juliet balcony and french doors. The whole property has been internally insulated, re-wired, re-plastered and underfloor heating added with a new heating system. The building has an inspirational dual height mezzanine creative space with triple aspect glazing, a juliet balcony and recording tie lines. The mix room has been left intact for now, should it be preferred this can easily be made into a large living or lounge cinema room if the mix room is not needed. The large corner windows and patio doors provide plenty of daylight opening onto a garden with patio area and steps to a lower garden section with parking.

Entrance Hallway

17'6" x 6'1"

Front Entrance Door with glazed side screen. Floor to Ceiling glass windows to each side of the front door. Staircase with glass balustrade, understairs storage and cupboard. Recessed lighting.

Open Plan Lounge/Kitchen

35' x 11'7"

This light filled airy open plan room features a lounge area to the front with square bay window with oak sill. The kitchen area features a brand new unused German Hacker fully fitted designer kitchen incorporating soft close cupboards and drawers with internal lighting with counter tops over incorporating an inset sink unit with mixer taps and matching splashback. Glass fronted wall units with lighting under complement the units below. A large matching central island with designer 3 pendant lighting above is perfect for those kitchen gatherings and completes the look. The island benefits from a 5 ring gas hob with cupboards and drawers under. Featured in the kitchen are high end new & unused Fisher & Paykel appliances which include the 5 ring hob, 2 drawer dishwasher and double oven with cupboards and drawers under. Plumbing for automatic washing machine. Sliding doors lead out on to the rear garden area.

Multi Function Room/Sitting Room

15'10" x 11'8"

With square bay window with oak sill. Feature LED Lighting and modern chandelier. Sound Proofed Glass Window looking into the Recording room. Door to outside. Galleried mezzanine room above.

Mix Room/Sitting Room

13'3" x 18'9"

With acoustic wall and ceiling. Sliding doors leading out on to the rear garden.

Staircase to Landing

11'4" x 3'

Gallery/Mezzanine

13'3" x 5'9"

Light filled airy space with stunning glass balustrade with oak floor on two levels and featuring a gorgeous contemporary chandelier. Door to side (a further extension can be built to the side subject to necessary permissions).

Bedroom 1

18'8" x 11'7"

With recessed lighting. Double opening doors to juliet balcony. Door to en suite:-

En Suite

10'9 x 9'3

With large walk in shower cubicle with rose rose waterfall and hand held shower attachment. Ceramic sink unit with mixer tap and mirror over set in vanity unit. Back to wall push button flush w.c. Tiled walls and floor. Ladder style towel radiator. Extractor fan.

Bedroom 2

14'5" x 9'4"

Bedroom 3

11'3" x 7'9"

With feature window looking down on to the staircase.

Shower Room

8'3" x 6'9"

With large walk in shower cubicle with mains shower. White ceramic sink with mirror over set on oak vanity unit. Shaver point. Back to wall flush w.c. Ladder style towel radiator. Tiled walls and floor. Loft access to the roof space.

Driveway

Double opening gates to the left of the property give access to the large gravelled driveway providing ample parking space.

Gardens

An attractive low level brick wall with wrought iron railings front this most beautiful home and the garden to the front is ornamentally gravelled with black paving to add to the aesthetics. To the rear is a raised lawned garden and further gravelled area which provides further parking space.

Additional Property Information

This super property has been re-furnished to the highest of standards to include high end interior doors, Porcelanosa tiles are used throughout and there is an abundance of gorgeous designer lighting in each room together with quality blinds and window dressings.

Local Surroundings

The hamlet of South Thoresby is located only a few miles from the lovely market town of Louth and 40 minutes from the cathedral city of Lincoln...which for those that don't know is like York but without the tourists and from where there are direct trains to London.

Being at the foot of the glacial valley of Swaby, there are many stimulating walks close by and for the more athletic there are good routes for a run or cycling. There are many sporting facilities in the area including a private tennis club.

Situated 2.5 miles from the studios is the small market town of Alford where there is a pleasant mix of useful shops and takeaways. A few miles from the studios is the very pretty market town of Louth, the capital of The Wolds. Several times in size to Alford with a more varied selection of interesting shops including an excellent record shop, cheese shop, some fine restaurants, coffee houses, tapas bars....and larger supermarkets. Altogether most things you would expect to find and quite a few you would not! Ten minutes drive east is the coast, with many quiet sandy beaches and country pubs.

Tenure

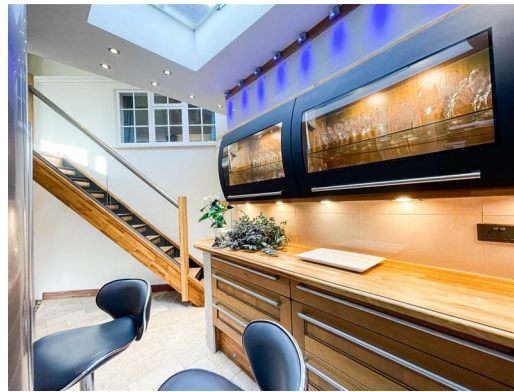
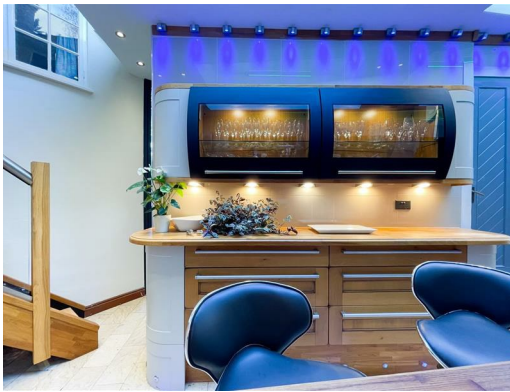
All three properties are Freehold

Council Tax Bands

Council Tax Bands to be confirmed

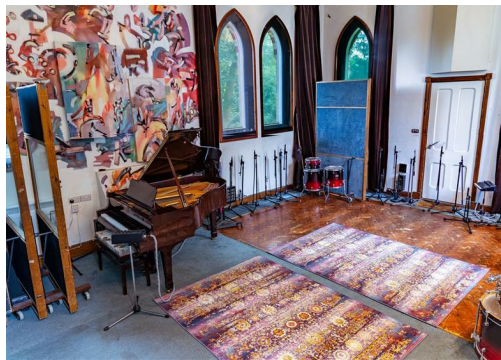
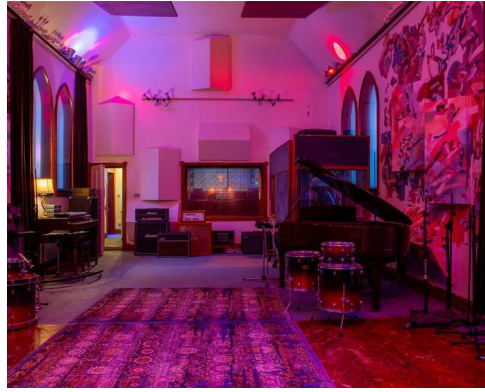
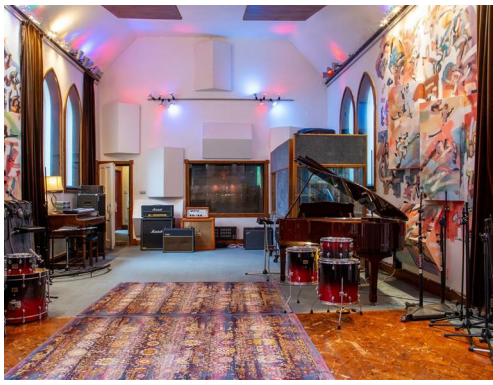
Viewing Arrangements

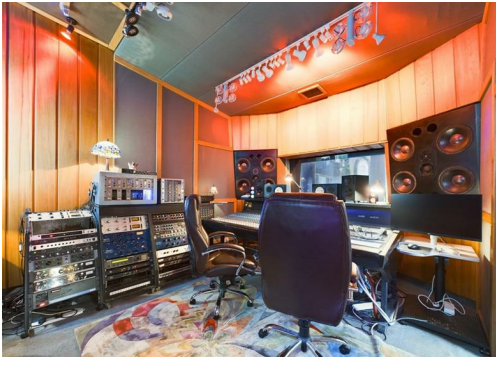
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Floor 0

Approximate total area⁽¹⁾
3133.91 ft²
Reduced headroom
27.23 ft²



(1) Excluding balconies and terraces.

Reduced headroom
— Below 5 ft.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
Calculations are based on RICS IPMS 3C standard.

GRAFFE 360



Floor 0

Approximate total area⁽¹⁾
2018.66 ft²



Floor 1

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
Calculations are based on RICS IPMS 3C standard.

GRAFFE 360

Directions

From Ulceby Cross Roundabout head North along the A16 towards Louth. Continue for 2km then turn right down the road with the signpost for South Thoresby. Continue for a further 1.5 km into the village of South Thoresby then turn left. 200m down this the road you will find the property facing you.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			30
(1-20) G			
Not energy efficient - higher running costs			
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	

