



CHOICE PROPERTIES

Estate Agents

Chapel Recording Studios, Bryants Cottages, & The ,
South Thoresby, LN13 0AS

Price £1,250,000



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.

BRYANTS COTTAGES and CHAPEL RECORDING STUDIOS

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

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

Gated and gravelled drive access with parking to front and rear.

Gardens

Large hedge to roadside with front rockeries, newly reconfigured porcelain patio to rear with steps to lawned area. The patio, front and rear parking and garden area benefit from garden lighting and via a 4 way remote controlled lighting system.

CHAPEL STUDIO

Consists of:-

The Control Room

14'11" x 11'9"

The control room is air conditioned with triple glazed windows, the room is completely sound proofed and has a special ambiance. (Currently housing a very well maintained Amek M2500 recording desk and amazing sounding ATC main monitoring). There is a 5 way track lighting system.

The Studio

30'7" x 19'1"

The room benefits from large Chapel triple glazed windows and natural light. The roof space is exceptionally well insulated and the room currently has acoustic wall treatments providing excellent acoustics. There is a triple way track lighting system.

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, rewired, 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 compliment 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 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.

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 property is the small market town of Alford where there is a pleasant mix of useful shops and takeaways. A few miles along the A16 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.

Additional 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. The property also benefits from:-

-Starlink 250Mbps Broadband.

-No Onward Chain

-Separate Deeds to Properties so they can be bought and sold separately

Tenure

Both properties are Freehold and could be combined subject to respective consents.

Council Tax Bands

Council Tax Bands to be confirmed

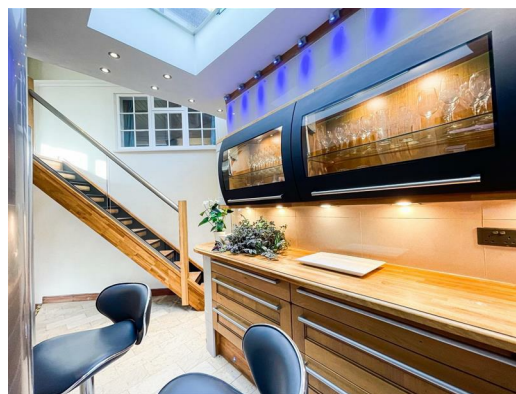
Viewing Arrangements

Viewing Strictly by Appointment through Choice Properties, Louth. Tel 01507 860033

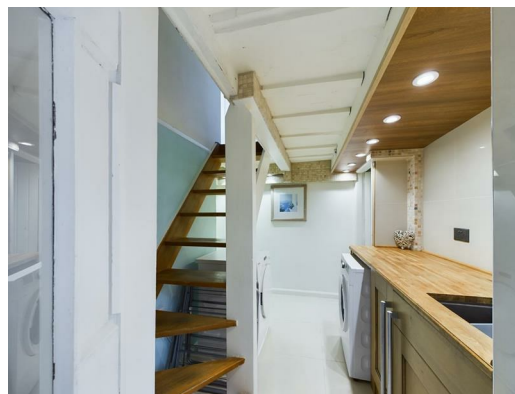
Hours of Business 9am - 5pm Monday to Friday

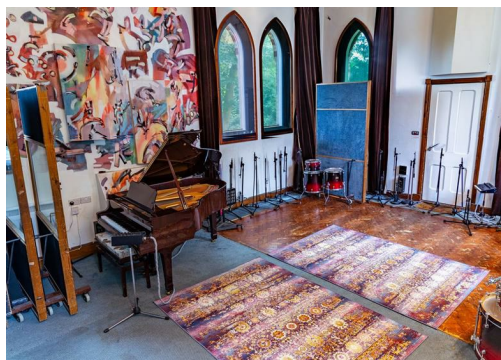
9am - 3pm Saturday

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Floor 0



Floor 0



Floor 1

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	

