

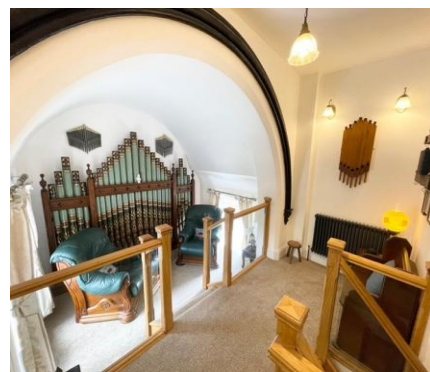


HOME
MARKETING & MANAGEMENT

OLD TOPCLIFFE CHAPEL, CHURCH STREET, TOPCLIFFE, YO7 3PA
GUIDE PRICE: £695,000,



3200 sq ft Grade II listed Period Chapel Conversion
4/5 Double Bed & 5 Luxury Ensuite
Fabulous Great Room living/ entertaining space
Fantastic top floor Cinema Room/ Bed 5
Beautifully appointed Kitchen/ Utility / Guest WC
Bespoke Hardwood Bar / Reading Nook/ Study
Large integral garage and low maintenance garden
Period features, meticulous craftsmanship
EPC Grade C, Underfloor heating to ground floor
Village Setting with 2 Pubs/Post Office/Surgery/Primary School





GENERAL DESCRIPTION

5 Double Bed 5 Ensuite Grade II Listed Chapel beautifully converted by the owner (a builder and craftsman)

Impressive original hardwood double entrance doors to the vestibule before the 'Great room' with incredible ceiling height and period features and windows to two elevations. This exceptional entertaining space is divided by a magnificent central contemporary oak and glass staircase into four zonal areas - two for lounging, a dining area utilising original pews and bespoke hardwood bar. Access to the low maintenance side garden/ patio area with sympathetic planting.

Luxury appointed kitchen with range cooker, integrated appliances and bespoke pantry. Well appointed separate utility, and beautifully finished guest W.C. Further double doors lead to a separate large study - with panelled walls and incredible carp pond. Double height integral garage with electric door and side window (a sympathetic conversion of the original Sunday school).

Ascending the beautiful oak staircase leads to the impressive landing and lovely secluded but light filled reading nook also showing off the original Church organ. Access to four bedroom all ensuite. The dual aspect master has an incredible spa worthy bathroom with freestanding bath, double shower and gorgeous his and hers vanity.

A further oak staircase accesses the top of the house - another breath taking large space and retreat. Presently set up as a cinema/ TV room also boasting it's own bathroom (separate shower and bath facilities) Affords lovely views of the village, Church and countryside.

Would suit discerning purchasers looking for statement home, combining period charm and luxury contemporary finishes in the heart of an historic village with excellent amenities and easy commuting access to Leeds/ York / Teesside.

Must be viewed to appreciate the level of versatile space and quality of craftsmanship.

ROOM MEASUREMENTS:

VESTIBULE 9' 7" x 3' 9" (2.93m x 1.15m)
GREAT ROOM 33' 5" x 30' 6" (10.2m x 9.3m)
KITCHEN 23' 3" x 5' 7" (7.10m x 1.71m)
UTILITY ROOM 10' 7" x 5' 11" (3.25m x 1.82m)
GUEST WC 4' 9" x 3' 4" (1.46m x 1.04m)
STUDY 15' 11" x 10' 10" (4.86m x 3.32m)
INTERNAL GARAGE 20' 2" x 14' 11" (6.16m x 4.57m)
LANDING 22' 3" x 12' 11" (6.80m x 3.94m) max
READING NOOK 9' 2" x 8' 2" (2.80m x 2.50m)
MASTER BEDROOM 18' 5" x 13' 11" (5.63m x 4.26m)
MASTER BATHROOM 14' 4" x 11' 3" (4.37m x 3.44m)
BEDROOM 2 11' 3" x 11' 3" (3.45m x 3.45m)
ENSUITE 2 6' 2" x 5' 4" (1.88m x 1.63m)
BEDROOM 3 11' 5" x 11' 3" (3.48m x 3.44m)
ENSUITE 3 3' 3" x 7' 6" (1.00m x 2.30m)
BEDROOM 4 10' 11" x 7' 8" (3.34m x 2.34m)
ENSUITE 4 6' 2" x 5' 2" (1.90m x 1.60m)
CINEAM ROOM/ BED 5 30' 3" x 15' 2" (9.24m x 4.63m) max
ENSUITE 5 10' 8" x 7' 0" (3.26m x 2.15m)

TENURE: FREEHOLD

Details are compiled from observation and information supplied by the vendors. Measurements have been taken with an electronic measure and, whilst believed to be accurate, may be subject to variation or mechanical error. Services and appliances have had only a visual inspection and have not been tested by HomeMM.