



THE CHAPEL NORMANBY ROAD

SCUNTHORPE, DN15 9AD

£875,000
FREEHOLD

Welcome to The Chapel – Thealby

A truly unique and beautifully extended family home nestled within approx. 1.3 acres of stunning grounds, offering uninterrupted countryside views and a perfect blend of historic character and modern comfort.



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THE CHAPEL NORMANBY



DESCRIPTION

Welcome to The Chapel – Thealby

A truly unique and beautifully extended family home nestled within approx. 1.3 acres of stunning grounds, offering uninterrupted countryside views and a perfect blend of historic character and modern comfort.

With its seamless blend of period elegance and modern design, The Chapel is a truly exceptional family home. Whether you're hosting lavish dinner parties in the atmospheric dining room, soaking in the hot tub under the stars, or simply enjoying the serenity of the countryside views, this home is a sanctuary of style, comfort, and inspiration.

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The Chapel is a home of true distinction—rich in history, architecturally impressive, and thoughtfully designed for modern family living. Rarely does a property so successfully blend charm, space, and setting quite like this. Originally a charming chapel, this exceptional residence has been thoughtfully transformed into a spacious and versatile home that caters perfectly to contemporary family life while celebrating its ecclesiastical heritage.

Original Chapel Features:

The original chapel forms the heart of the home, boasting a delightful parlour, a kitchen-dining space, and a first-floor living room with a striking vaulted ceiling. Two character-filled bedrooms, one with an ensuite, are rich in quirky, original features, adding personality and warmth.

Modern Extension:

Seamlessly linked to the chapel, the contemporary extension enhances the home's layout and functionality. It features a utility room, W.C., boot room, a formal living room, and a sunroom, all designed for comfort and practicality.

Show-Stopping Dining Room:

A standout space in the home is the formal dining room, where original church pew seating provides a spectacular backdrop for memorable meals and family celebrations—a respectful nod to the building's heritage.

Elegant Master Suite & Additional Bedrooms:

On the ground floor, the master bedroom suite includes a dressing room, two walk-in wardrobes, and a luxurious ensuite shower room. Upstairs, two further double bedrooms each benefit from their own private bathroom, ensuring comfort and privacy for family or guests.

Expansive Grounds:

Set within approx. 1.3 acres, the property enjoys peace, privacy, and panoramic views—an ideal environment for children to explore and families to relax after a busy day.

The Grounds: A Private Outdoor Haven

Accessed via a private 80m driveway, the grounds at The Chapel are a true showpiece. Extensive block-paved parking, a double garage with car charging port, and a home office extension offer functionality and privacy.

The beautifully landscaped garden includes:

A large summer house with bifold doors, log burner, and kitchenette—ideal for entertaining

A separate dining terrace for summer evenings

A spa area with a large jacuzzi hot tub, perfectly tucked away for privacy

Expansive lawns, bordered by open fields

ENTRANCE HALLWAY

The reception hallway boasts a double-height design, a feature that's both striking and functional. The vertical expanse of the space emphasizes the grandeur of the property, making a lasting first impression on anyone who enters. The vaulted ceiling arches gracefully overhead,

giving the area an air of elegance and sophistication.

PARLOUR (3.88m X 3.62m)

Enter the parlor—a space designed for pure relaxation and entertainment. With its sumptuous décor and cozy ambiance, it's the perfect spot to unwind or host guests. Sink into luxurious furnishings and feel the stress melt away. This beautiful haven is equally inviting for quiet moments and lively gatherings. Share a drink or two with friends in this exquisite setting, where comfort and elegance seamlessly blend.

KITCHEN/BREAKFAST ROOM (6.72m X 4.78m)

The kitchen boasts excellent functionality, enhanced by abundant natural light pouring in through both windows and charming French doors. Its spacious layout comfortably accommodates a 6-seater dining table and a central island, creating an inviting space for gatherings. Modern appliances further elevate the convenience factor, while the expansive area ensures ample room for the entire family to come together.

DINING ROOM (2.35m X 6.85m)

Create a captivating formal dining room perfect for hosting large gatherings. Adorn the space with exquisite church pew seating that adds a touch of classic elegance. Complement the seating with tasteful wall panels, enhancing the ambiance with a sense of grandeur and sophistication. This design effortlessly merges traditional charm with modern comfort, providing an ideal setting for memorable dining experiences.

INNER HALLWAY

With three lights to ceiling, UPVC double glazed window to rear aspect, composite to rear aspect, radiator.

DOWNSTAIRS CLOAKROOM (1.3m X 1.33m)

With light to ceiling, WC, pedestal hand wash basin, radiator.

UTILITY (2.60m X 2.66m)

With spotlights and loft hatch access to ceiling, radiator, range of wall and base units with granite effect worktop and upstand, composite sink with mixer tap and tile splash back,, space and plumbing for a washing machine, space for a dryer.

BOOT ROOM (1.62m X 2.08m)

With light to ceiling, larder style storage cupboards, hanging rails with hooks. housing boiler.

FINE MAIN LIVING ROOM (6.29m X 4.93m)

The previous living room has been creatively repurposed as a home gym, showcasing the property's adaptability and versatility. it has two chandelier lights and coving to ceiling, UPVC double glazed French doors X 2 to rear aspect, feature gas stove on stone hearth and stone surround, radiator X 2.

SUN ROOM (ORANGERY) (3.50m X 3.98m)

With light to ceiling, UPVC double glazed French doors onto the hot tub area, UPVC double glazed windows to the front, side and rear.

DOWNSTAIRS FAMILY BATHROOM (3.90m X 2.46m)

With lights to ceiling, UPVC double glazed leaded stained glass windows to front and side aspect, contemporary free standing bath with chrome tap, low flush WC, hand wash basin, old style radiator.

OFFICE (2.37m X 3.34m)

With lights to ceiling, UPVC double glazed leaded stained glass windows X 2 to front aspect, radiator, built in corner desk with storage.

LIVING AREA (8.38m X 6.25m)

Ascending to the first floor via the staircase located in the spacious reception hallway, you are greeted by an impressive living room. This room features a vaulted ceiling adorned with exposed beams, along with double glazed leaded stained glass windows on the front, rear, and side, allowing ample natural light. The gallery landing complements the space with exposed stonework, adding to the room's character and charm.

GUEST BEDROOM (4.83m X 3.61m)

With light to ceiling, UPVC double glazed leaded stain glass windows X 4 to front and side aspect, radiator.

GUEST DRESSING AREA (1.25m X 1.90m)

With spotlights to ceiling, UPVC double glazed leaded stain glass window to side aspect, hand wash basin.

GUEST SHOWER ROOM (2.24m X 0.92m)

With light to ceiling, walk in shower, WC, chrome towel heater.

BEDROOM THREE (2.69m X 2.79m)

A stunning retreat to enjoy peace and a restful night sleep, with light and coving to ceiling, UPVC double glazed windows X 2 to front aspect, UPVC double glazed leaded stain glass windows X 2 to side aspect, radiators X 2.

MASTER WALK-IN WARDROBE (HIS) (1.87m X 1.83m)

With spotlights to ceiling, UPVC double glazed leaded stain glass window to rear aspect, radiator, built in wardrobes with rails.

MASTER DRESSING ROOM (2.22m X 2.06m)

With spotlights to ceiling, UPVC double glazed leaded stain glass window to side aspect, selection of built in wardrobes with hidden vanity, pedestal hand wash basin.

MASTER EN-SUITE (1.13m X 2.21m)

With spotlights to ceiling, walk in shower, WC, towel heater.

WALK-IN WARDROBE (HERS) (4.34m X 2.44m)

From the inner wall way you are met with a walk in wardrobes with lights to ceiling, UPVC double glazed leaded stain glazed window to rear aspect, radiator, selection of built in wardrobes and drawers.

FIRST FLOOR LANDING

With lights to ceiling and UPVC double glazed leaded stain glass window to rear aspect.

BEDROOM FOUR (3.93m X 4.10m)

With light and Velux style windows X 2 to ceiling, radiator, built in wardrobes, storage to eaves.

FAMILY BATHROOM (1.64m X 2.13m)

With light to ceiling, vanity housed hand wash basin with storage, WC, panelled bath with hand held shower, towel heater.

BEDROOM FIVE (5.01m X 3.95m)

With spotlights and Velux style window to ceiling, UPVC double glazed leaded stain glass window to rear aspect, radiator, built in wardrobes, storage to eaves.

SHOWER ROOM (1.58m X 2.21m)

With light and Velux style window to ceiling, WC, vanity housed hand wash basin with storage, shower cubicle, towel heater.

EXTERNAL

The grounds surrounding the chapel are truly awe-inspiring. Accessed through your own 80m private drive, the approach to the property is set against a backdrop of open field views, immediately setting a captivating tone. The generous block paving ensures ample off-road parking space, leading the way to a double garage with car charging port and complete with a home office extension at the rear. Through the office's rear window, one can fully absorb and relish the panoramic open views.

The meticulous consideration of the outdoor space by the sellers is evident. A spacious summer house takes centre stage, equipped with bifold doors, a cozy log fire, and a convenient kitchenette. This space is perfect for entertaining. Adjacent to it, a charming seating and dining area is perfectly situated for delightful summer night barbecues. The remainder of the garden is expansive and beautifully laid to lawn.

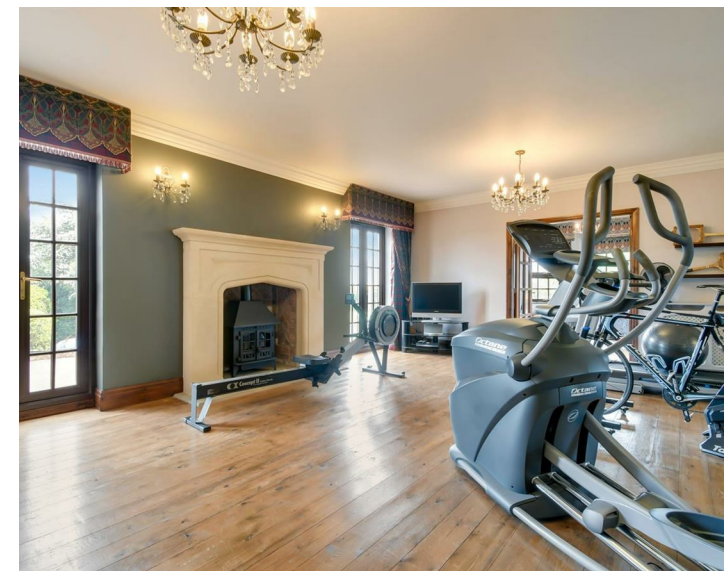
As you enter the sunroom, a spa area beckons, offering both seclusion and a sizable jacuzzi hot tub. Notably, the vendor is in the process of procuring additional land, a valuable inclusion that will grant further vehicle access to the extensive rear lawned plot. This expansive addition is encompassed within the property's price, enhancing its already remarkable offerings.

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ROAD



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ADDITIONAL INFORMATION

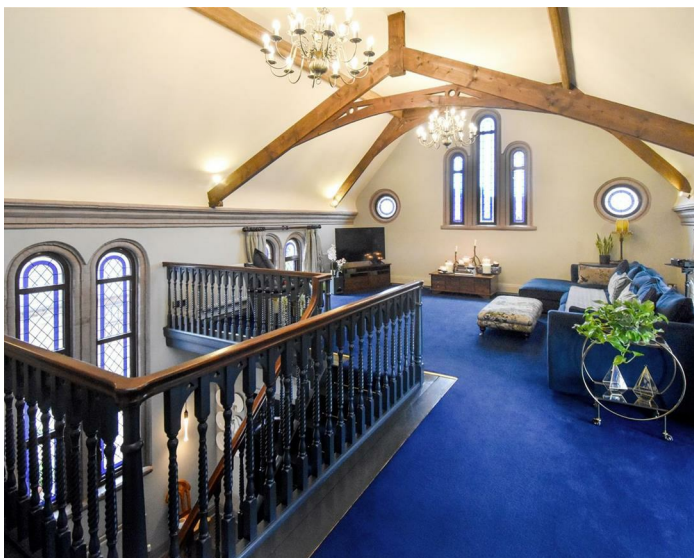
Local Authority –

Council Tax – Band E

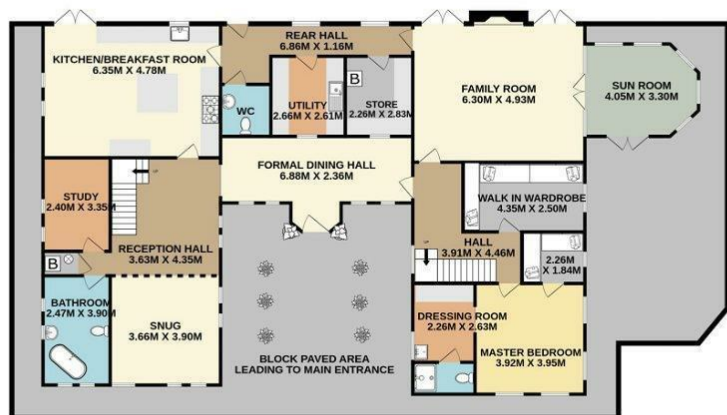
Viewings – By Appointment Only

Floor Area – 3972.00 sq ft

Tenure – Freehold



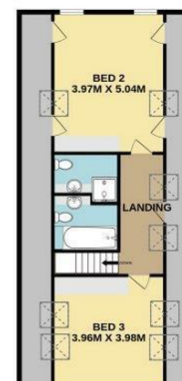
GROUND FLOOR WITH
MASTER BEDROOM SUITE



DETACHED CONVERTED CHAPEL

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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1ST FLOOR



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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