



**THE OLD CHAPEL**  
**HIGH STREET, IVINGHOE, BUCKS LU7 9EP**

# THE OLD CHAPEL offers in excess of **£475,000**

HIGH STREET, IVINGHOE, LU7 9EP

**Elegant Chapel Conversion Apartment in Historic Ivinghoe – A Blend of Heritage and Modern Luxury.**

**The Old Chapel** offers an impeccable blend of historical charm and modern elegance in this converted three-bedroom ground floor apartment. Originally constructed as a chapel in 1865 and converted in 2015, this property sits in the idyllic Buckinghamshire village of Ivinghoe, just off the High Street. The home offers a delightful lifestyle, moments from local amenities such as a Post Office, Florist, and Pharmacy, as well as the large open spaces of Ivinghoe Lawn and the fields surrounding Pitstone Windmill.

The property itself is set back from the road with a courtyard frontage enclosed with wrought iron fencing, ideal for outdoor relaxation. A communal entrance hall awaits behind the imposing oversized front doors. Inside, you are greeted by the grandeur and epic scale of 9ft high ceilings and period detailing. Engineered wood flooring with underfloor heating sweeps throughout the hallways and living spaces, providing efficiency and comfort. A stunning open plan kitchen/diner and living room feature a stylish Shaker-style kitchen with a range cooker, granite worktops, and a butler sink. This vast bright space, perfect for entertaining, maximizes the impressive chapel front windows, equipped with wooden shutters for privacy.

**Historical Legacy & Modern Living:** The chapel's architectural integrity has been preserved, offering an authentic historical feel with modern functionalities. The master bedroom features an exposed brick wall and stylish bespoke built-in wardrobes, alongside a large ensuite shower room. The additional bedrooms are complimented by a four-piece main bathroom.

## Location Highlights

Ivinghoe is a charming village at the foot of the Chiltern Hills within an Area of Outstanding Natural Beauty close to the ancient woodland of The Ashridge Estate. The village retains its 'English Village' atmosphere with many older buildings and a vibrant community. The High Street is a short walk away, featuring essential services and a quaint village green.

Experience the best of countryside living with this exquisite home, ideally situated on the doorstep of the Chilterns, a designated Area of Outstanding Natural Beauty. This property offers a serene escape in the picturesque village of Ivinghoe, blending modern comforts with rural charm. While the home itself offers a cozy, manageable outdoor space, it boasts unlimited access to the vast, breathtaking landscapes of the Chilterns right at your doorstep. Enjoy endless outdoor activities, a close-knit community, and the convenience of local amenities and transport links. Perfect for those seeking a retreat in nature without the upkeep of extensive grounds. Discover your dream home in a location that's as beautiful as it is practical.

**Agents Note:** Lease currently has 91 years remaining, however the freehold is available to purchase alongside the apartment purchase which would permit any buyer to easily extend to 999 years.



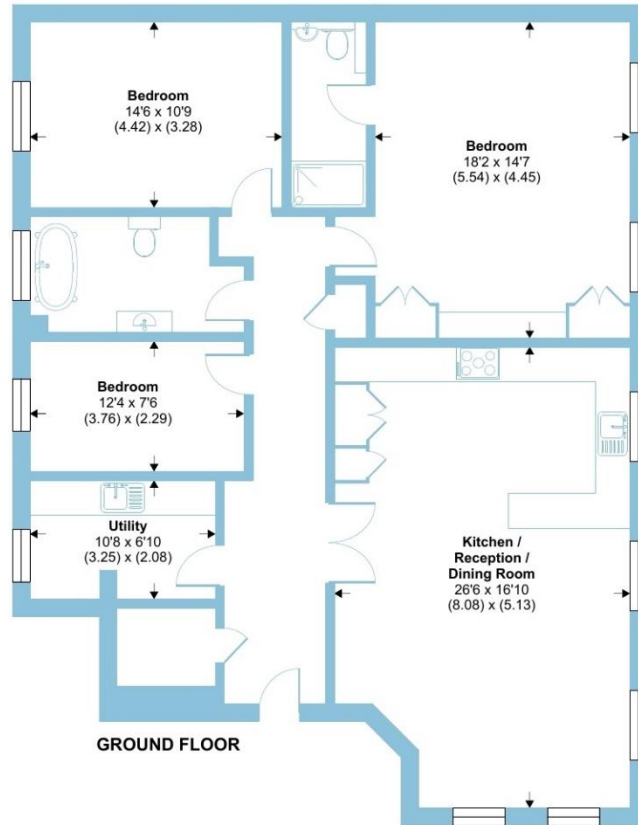




## The Old Chapel, Ivinghoe, Leighton Buzzard, LU7

Approximate Area = 1391 sq ft / 129.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2023. Produced for Brown & Merry. REF: 1038778



**Historic 1865 Chapel Conversion:** Modernised in 2015, maintaining original architectural elements with a contemporary twist.

**Luxurious Ground Floor Apartment:** Three spacious bedrooms, including a master with an exposed brick feature wall and ensuite.

**High Ceilings & Period Details:** Over 9ft ceilings throughout, enhancing the grandeur of its chapel heritage.

**Sophisticated Kitchen/Diner:** Open plan with Shaker-Style units, granite counter tops and a range cooker.

**Efficient & Comfortable:** Underfloor heating and double-glazed windows for year round comfort, EPC rating B.

**Desirable Location:** Nestled in the Chilterns Area of Outstanding Natural Beauty, close to local amenities and green spaces.

TRG107508 – Version 10

EPC rating – B Council Tax Band - E

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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