



## The Old Chapel Waithe Lane Brigsley, North East Lincolnshire DN37 0RJ

A fantastic opportunity to purchase this iconic converted chapel which dates from 1873 in the village of Brigsley which lies to the western side of Grimsby. Located in idyllic gardens, The Old Chapel has been lovingly upgraded over the years and now has the best of both worlds including original charm and character externally and contemporary styled accommodation including: Entrance hall, home office/occasional ground floor bedroom, spacious living dining kitchen, excellent formal lounge to the ground floor, plus three double bedrooms, one with en suite shower room additional shower room/wc to the first floor. Gas central heating system. Double glazing. Professionally landscaped cottage style gardens which includes off road parking for two cars. An internal inspection is strongly recommended.

**£525,000**

- CHARMING CONVERTED OLD CHAPEL
- LOUNGE
- LIVING DINING KITCHEN & UTILITY ROOM
- HOME OFFICE
- THREE DOUBLE BEDROOMS
- EN SUITE & SHOWER ROOM
- GAS CENTRAL HEATING SYSTEM
- DOUBLE GLAZING
- OFF ROAD PARKING
- WELL STOCKED COTTAGE STYLE GARDENS





## ACCOMMODATION

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## MEASUREMENTS

All measurements are approximate.

## GROUND FLOOR

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### SMALL ENTRANCE LOBBY

Approached via a handsome Oak front entrance door. Tiled floor, radiator, double floor to ceiling cloaks cupboard and double glazed window to the front elevation.



### OFFICE/OCCASIONAL BEDROOM

12'10" x 6'9" (3.92 x 2.06)

This multi functional room is used by the present owners as a home office but could be used as an occasional fourth bedroom and has two windows and a Victorian styled modern radiator.



### LIVING DINING KITCHEN

17'7" x 27'9" (5.38 x 8.47)

This fabulous open plan living dining kitchen is the heart of the property with the kitchen area being fitted with a contemporary styled range of black cupboards with concealed lighting to the base cupboards. Included in the sale are the integrated dishwasher, an Induction down draft hob, an electric oven and micro wave and in addition there is a matching tall cupboard. The quartz work surface is inset with a black resin sink including a boiler hot water tap and a contrasting black surfaced work top extends to form a useful breakfast bar area which also provides a natural divide between the kitchen and living areas. The living dining area has space for a table and chairs together with a media wall which includes a wall hung unit. Two modern Victorian styled radiators, three windows and the grey painted staircase to the corner which leads up to the first floor accommodation.



### LIVING DINING KITCHEN



## LIVING DINING KITCHEN



## COMMEMORATIVE BRASS

This brass plate has been part of the Chapel's history and will be left by current owners which sits above a small alcove



## KITCHEN AREA



## DINING/SITTING AREA

## UTILITY ROOM

7'6" x 4'5" (2.31 x 1.36)

This useful space is fitted with laminate flooring and has access to the garden. Floor to ceiling wall cupboards houses the modern gas fired boiler.



## FORMAL LOUNGE

20'8" x 16'11" (6.3 x 5.18)

A fabulous separate formal lounge has superb natural light including double glazed windows to the front and rear elevations. The oak floor together with the white painted beams and fitted bespoke cupboards either side of hand painted fire surround which is inset with a living flame gas fire completes the ambience of the room.



## FORMAL LOUNGE



## FORMAL LOUNGE



## FIRST FLOOR



## LANDING

This impressive long landing has a grey spelled balustrade, a striking oriel window plus two large Velux windows which allows nature light during daytime hours. Modern Victorian style radiator.



## MASTER BEDROOM SUITE

Which is approached via a small lobby which includes a Velux window and radiator.



## BEDROOM 1

14'3" x 13'8" (4.35 x 4.18)

This stunning master bedroom has a vaulted ceiling including white painted beams, together with two Velux windows fitted with remote controlled blinds, gives light and space to this room. Floor to ceiling fitted wardrobes with additional storage to the eaves. Modern Victoria style radiator.



## BEDROOM 1



### EN SUITE SHOWER ROOM

8'2" x 3'10" (2.51 x 1.18)

This bespoke styled shower room has steps leading up to the tiled shower cubicle which has a glass door to the front plus a pedestal wash hand basin and a low flush wc. The walls are tiled in both black and white high gloss brick effect wall tiles to complete this shower room is a heated towel rail, a wall hung cabinet and beams with spot lights to ceiling.



### EN SUITE SHOWER ROOM



### BEDROOM 2

10'9" x 13'7" (3.29 x 4.15)

Fitted with green hand painted wardrobe cupboards including a dressing table area with cupboards below. Radiator and Velux window fitted with a remote controlled blinds



### BEDROOM 2



### BEDROOM 3

12'10" x 10'0" (3.93 x 3.05)

Again this bedroom has a large Velux window fitted with a remote controlled blind. Radiator.



### BEDROOM 3



### BATHROOM/WC

9'7" x 7'1" (2.93 x 2.18)

A superb family bathroom which is fitted with a suite in white comprising of a P shaped bath including a shower and glass screen, a pedestal wash hand basin and a low flush wc. The walls are tiled in a contrasting large grey tile with matching tiled flooring. Two wall hung mirrors above the pedestal wash hand basin. Velux window. Heated towel rail. Inset spot lights to ceiling. Built In airing cupboard.



### OUTSIDE





## THE GARDENS

The Old Chapel stands on a corner plot having a mature hedge to its boundaries, the front garden having a concrete hard standing for two cars and steps lead up to the front door by means of a pedestrian timber gate. Once in the main side and rear garden - a delight to any keen gardener with immaculately tended well stocked borders, perfectly mowed lawns and a small ornamental rockery. There is a substantial undercover seating area located close to the Chapel which is ideal for outside entertaining during the summer months.



## THE GARDENS



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### UNDERCOVER SEATING AREA



### ORNAMENTAL POND



### PHOTOGRAPH OF ORIGINAL STONE WORK



### COUNCIL TAX BAND & EPC RATING

Council Tax Band - E

EPC -

### TENURE - FREEHOLD

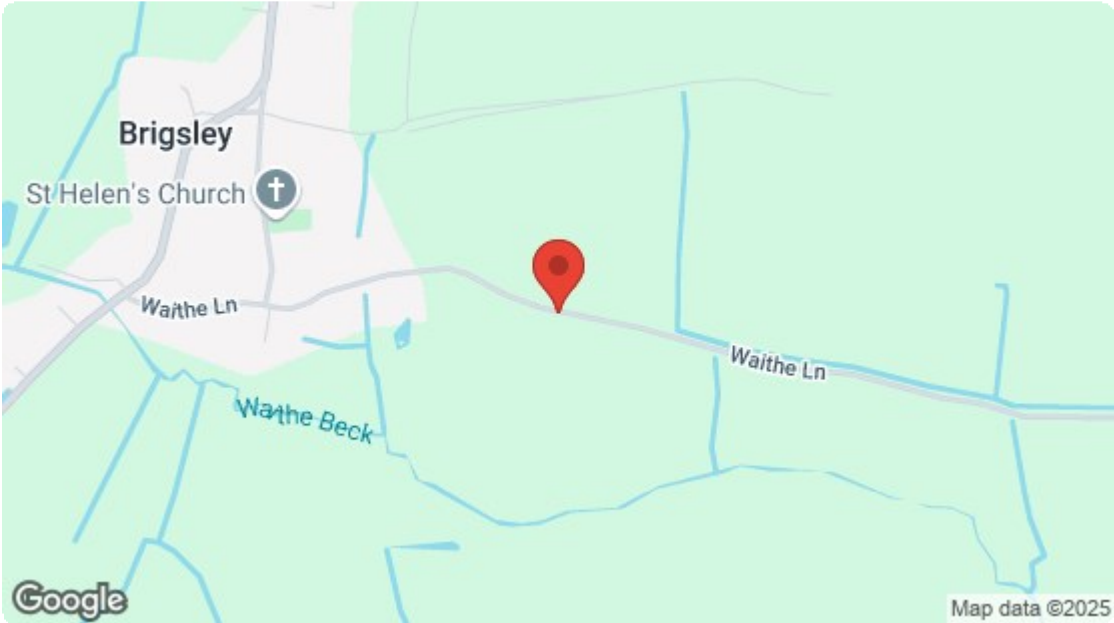
We are informed by the seller that the tenure of this property is Freehold. Confirmation / verification has been requested. Please consult us for further details.

### VIEWING ARRANGEMENTS

Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

### OPENING TIMES

Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm



| Energy Efficiency Rating  |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A   |         | 85        |
| (81-91) B   |         |           |
| (69-80) C   | 71      |           |
| (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                         |         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|   | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firms employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.