



## ST JOHNS CHURCH

CHURCH BANK, HUNTON, DL8 1QA

**£550,000**  
**FREEHOLD**

BEST AND FINAL OFFERS BY 12 NOON ON FRIDAY 23rd AUGUST 2024. A Unique Spacious Detached Converted Chapel with grazing land and stables enjoying an easily accessible rural location with far reaching views. Entrance Porch, Hallway, Lounge, Sitting Room, Study, Kitchen/Dining Room, 4 Bedrooms, 2 Bathrooms, Store Room, Total site area around 2 acres, Stables, Ample Parking, Oil Fired Central Heating, Double Glazing. Council Tax Band F. EER E45. NO ONWARD CHAIN.

**NORMAN F. BROWN**

Est. 1967



# ST JOHNS CHURCH

• UNIQUE SPACIOUS DETACHED CHAPEL  
CONVERSION • 4 BEDROOMS • STABLES  
AND GRAZING LAND • TOTAL SITE AREA  
AROUND 2 ACRES • EDEG OF VILLAGE  
LOCATION • OIL CENTRAL  
HEATING • DOUBLE GLAZING • NO ONWARD  
CHAIN



## DESCRIPTION

BEST AND FINAL OFFERS BY 12 NOON ON FRIDAY 23rd AUGUST 2024. A Unique Spacious Detached Converted Chapel with grazing land and stables enjoying an easily accessible rural location with far reaching views. Entrance Porch, Hallway, Lounge, Sitting Room, Study, Kitchen/Dining Room, 4 Bedrooms, 2 Bathrooms, Store Room, Total site area around 2 acres, Stables, Ample Parking, Oil Fired Central Heating, Double Glazing. Council Tax Band F. EER E45. NO ONWARD CHAIN.

## ENTRANCE HALL

Radiator, wood effect laminate floor. External door to side. Doors to Lounge and Study.

## STUDY

Radiator. Timber double glazed windows to side. Door with steps up to Bedroom 4. Door to Entrance Hall.

## LOUNGE

Radiator, wood parquet floor, tv point, telephone point, cast iron stove with back boiler, stairs to first floor. Timber double glazed windows to side. Door with steps up to Bedroom 4. Door to Entrance Hall. Doorway to Inner Hall.

## BEDROOM 4

2 radiators, wall LED spotlights. Feature stained glass windows to rear. Timber double glazed windows to either side. Doors to Lounge and Study.

## INNER HALL

Storage cupboard, wood parquet floor, radiator. Doors to Bedroom 3 and Bathroom/WC. Glazed double doors to Kitchen/Dining Room. Doorway to Lounge.

## BEDROOM 3

Radiator. Timber double glazed windows to side. Door to Inner Hall.

## BATHROOM/WC

Pedestal wash hand basin with tiled splashback, roll top bath with mixer tap and shower head and hose, extractor fan, large tiled shower cubicle, wc, electric shaver point, ceiling LED spotlights, ceramic tiled floor, radiator. Timber double glazed windows to side. Door to Inner Hall.

## KITCHEN/DINING ROOM

Tiled surrounds, stainless steel one and a half bowl sink unit with mixer tap, laminate work surfaces, oak cupboards and drawers, built in electric oven and 4 ring ceramic hob with stainless steel extractor hood over, built in fridge and freezer, built in dishwasher, radiator, ceiling Led spotlights. Timber double glazed windows to side. Glazed double doors to Inner Hall. Double doors with steps down to Entrance Porch.

## ENTRANCE PORCH

Laminate work top, wall cupboards, quarry tiled floor, radiator. Timber double glazed windows to front. Large original timber external door. Double doors to Kitchen.

## LIVING ROOM

Open beamed ceiling, 3 skylights, 2 radiators, stone arched recess, telephone point, pine boarded floor, loft hatch, pine staircase to Lounge, airing cupboard containing insulated hot water cylinder. Doors to Bedrooms 1 and 2 and Bathroom/WC.

## BEDROOM 1

Open beamed ceiling, stone arched recess, radiator, pine boarded floor, 2 skylights. Timber double glazed window to front. Door to Living Room.

## BEDROOM 2

Open beamed ceiling, stone arched recess, radiator, pine boarded floor, 2 skylights. Timber double glazed window to front. Door to Living Room.

## BATHROOM/WC

Open beamed ceiling, pedestal wash hand basin with tiled splashback, roll top bath with mixer tap and shower head and hose, extractor fan, wc, wall lights, radiator, sky light. Door to Living Room.

## STORE ROOM

Lower Ground Floor

Store Room (accessed from outside)

Power connected, oil fired boiler. Upvc double glazed external door.

## OUTSIDE

Gravel driveway enclosed by timber post and rail fencing providing ample parking, plastic oil tank, security lighting, stone flags, metal railings, wood store.

Timber stable buildings with menage and small grass paddock enclosed by timber post and rail fencing.

Further attached grazing land of around 1.75 acres

NOTE: a public bridleway crosses the land.

## SERVICES

Mains electricity and water. Septic tank drainage.

## GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure – We understand that the property is Freehold.

Local Authority - North Yorkshire Council – Tel: 0300 1312131  
[www.northyorks.gov.uk](http://www.northyorks.gov.uk)

Broadband and Mobile Phone Coverage – please check using this website  
<https://checker.ofcom.org.uk>

Property Reference – 18636707

Particulars Prepared – July 2024.

#### IMPORTANT NOTICE

These particulars have been produced in good faith to give an overall view of the property. If any points are particularly relevant to your interest, please ask for further information or verification, particularly if you are considering travelling some distance to view the property.

All interested parties should note:

i. The particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute an offer or contract or any part thereof.

ii. All measurements, areas or distances are given only as a guide and should not be relied upon as fact.

iii. The exterior photograph(s) may have been taken from a vantage point other than the front street level. It should not be assumed that any contents/furnishings/furniture etc. are included in the sale nor that the property remains as displayed in the photographs.

iv. Services or any appliances referred to have not been tested and cannot be verified as being in working order. Prospective buyers should obtain their own verification.

#### FREE MARKET APPRAISAL

We will be pleased to provide an unbiased and professional market appraisal of your property without obligation, if you are thinking of selling.

#### FREE IMPARTIAL MORTGAGE ADVICE

#### CALL TODAY TO ARRANGE YOUR APPOINTMENT

Our qualified mortgage and financial advisor will be pleased to advise you on the wide range of mortgages available from all of the mortgage lenders without charge or obligation.

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT**

A life assurance policy may be required. Written quotation available upon request.

## ST JOHNS CHURCH









# ST JOHNS CHURCH

## ADDITIONAL INFORMATION

**Local Authority** – North Yorkshire

**Council Tax** – Band F

**Viewings** – By Appointment Only

**Floor Area** – 2430.00 sq ft

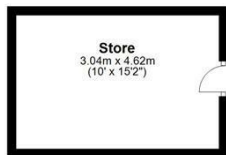
**Tenure** – Freehold





### Lowest Ground Floor

Approx. 14.1 sq. metres (151.3 sq. feet)



### Ground Floor

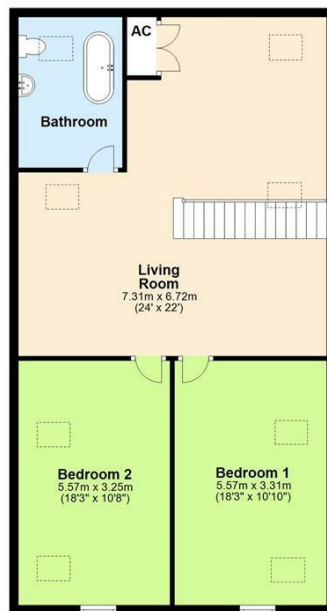
Approx. 116.3 sq. metres (1251.6 sq. feet)




Total area: approx. 225.8 sq. metres (2430.4 sq. feet)

### First Floor

Approx. 95.5 sq. metres (1027.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>45</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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**NORMAN F.BROWN**

Est. 1967