



Church Street, Topcliffe, Thirsk Asking Price £750,000

**** STUNNING CONVERSION ****

A unique opportunity to acquire this Grade II Listed Chapel which has been skilfully converted to create a stunning three storey, five bedroom, high specification living accommodation, featuring a stunning open plan living room, master bedroom suite and second floor cinema room.



Foreword

Old Topcliffe Chapel is a simply stunning conversion of a period former Methodist Chapel, which has created a quite outstanding family opportunity. The conversion has retained a wealth of the original church features and has been sympathetically restored and adapted to a contemporary finish which includes oak interior doors.

The property sits within the heart of one of the region's sought after village locations, offering quick and easy access to the A168 and A1 motorway, which in turn affords an easy commute to the major business districts throughout West Yorkshire as well as Teesside.

The property is a once in a generation opportunity and an early inspection is strongly recommended.

Accommodation

The property is entered from the front through the hardwood church door, having an arched window with stained glass. There is a Victorian style radiator and wood panelled surround.

Integral doors lead through into the open plan living room which is without doubt the feature room of the property.

The living room was previously the central body of the chapel and as such is completely open plan with a central oak staircase leading to the first floor accommodation with a glass balustrade and oak handrail.

The living room has been carefully separated through its layout into four separate parts, including a living area, dining area, reading room and bar. There is a feature cast iron wood burning stove in addition to the original side staircases, both of which remains in situ as a lasting period feature.

There is underfloor heating throughout, wood panelling, two television aerial points and a bespoke bar using reclaimed chapel ornaments and features. There is a side entrance door which leads out onto the garden beyond.

Beyond is the well designed kitchen with a high specification finish. The kitchen includes a modern range of built-in base units with bespoke worktops and an inset polycarbonate sink unit. There is an additional range of matching high level storage and display cupboards to two sides with ceramic tiled splashbacks and a walk-in pantry. Included within the kitchen is a Belling Rangemaster with extractor canopy in addition to a built-in Hotpoint dishwasher. The kitchen features underfloor heating with separate controls, twin double glazed Velux rooflights, a period open fireplace with a cast iron basket grate and tiled flooring.

There is a separate utility room which houses the Baxi gas fired central heating boiler, in addition to a further fitted worktop with plumbing for a washing machine and space for a tumble drier. There is a built-in airing cupboard which houses the pressurised hot water cylinder and immersion heater. The utility room also includes a double glazed Velux rooflight and ceiling downlighters. Located off the utility room is a downstairs cloakroom having a contemporary low flush WC and wash hand basin in addition to tiled splashbacks and a heated towel rail.

The ground floor accommodation is completed by the "Pond Room" which has a hand built fish pond with water feature. The room boasts a number of the original chapel features including organ pipes, shelving, a pew, and an original triple fronted cupboard. There is tiled flooring, radiator and integral garage access.

The first floor landing has a matching return staircase leading to the second floor with a further glass balustrade and oak handrail. The landing also features a reading room with the backdrop of the original organ pipes, in addition to a protective glass balustrade, multi-pane casement windows to each side elevation offering natural reading light.

The master bedroom is located at the front of the chapel having a dual aspect with feature leaded light sash casement windows including a stunning elevated raised aspect. There are twin contemporary Victorian styled radiators, in addition to a television aerial point.

The master bedroom boasts a superb ensuite bathroom, which includes a low flush WC, a roll top bath and 'his and her's wash hand basins, both set in a vanity surround. There is a double fronted walk-in shower cubicle with handheld and Waterfall shower attachments with three quarter height Grant Westfield panelled splashbacks. The ensuite has twin heated towel rails and ceiling downlighters.

The guest bedroom is also positioned at the front of the house, again having dual aspect windows, and a Victorian styled radiator. There is an ensuite shower room, having a low flush WC, wash hand basin and walk-in corner shower cubicle with handheld and Waterfall shower attachments, in addition to three quarter height Grant Westfield panelled splashbacks. The ensuite also includes an extractor fan and heated towel rail.

Bedroom three is a further spacious double room having a Victorian styled radiator and an ensuite shower room which includes a low flush WC, wash hand basin and walk-in corner shower cubicle with a three quarter height Grant Westfield panelled surround.

Finally on the first floor is a fourth bedroom, having an ensuite with a low flush WC, wash hand basin and walk-in shower cubicle with Grant Westfield panelled splashbacks. The ensuite includes a heated towel rail.

All four bedrooms on the first floor include television aerial points and the original light fittings which are included within the sale.

Finally on the second floor is the fifth bedroom which has been adapted by the current vendor to create an outstanding cinema room. There is a 120" projector screen which is available by separate negotiation. The cinema room includes three separate double glazed Velux rooflights, ceiling downlighters, two Victorian styled radiators and an exposed beam ceiling.

There is an ensuite bathroom located off the cinema room having a low flush WC, wash hand basin, inset bath and a corner shower cubicle with drying bay and three quarter height Grant Westfield panelled splashbacks. The ensuite also has a double glazed Velux rooflight, contemporary towel rail and ceiling downlighters.

There are Ethernet cables alongside the TV points and in addition there are USB sockets to all 5 bedrooms and the kitchen.

To The Outside

The property occupies a choice elevated position with a stunning open front aspect and with vehicle access into an attached garage which has an automatic roller shutter garage door. The garage is also equipped with a radiator, light and power, and high level storage.

The property has a side courtyard garden which is low maintenance in nature with pedestrian access through a wrought iron gate. There is a flagged patio providing ample space for garden furniture and the garden is enclosed by rail, fenced and tree lined borders.

Energy Efficiency

The property's current energy rating is C (73) and has the potential to be improved to an EPC rating of C (75).

Additional Information

Tenure: Freehold

Services/Utilities: All mains and services are understood to be connected

Broadband Coverage: Up to 76* Mbps download speed

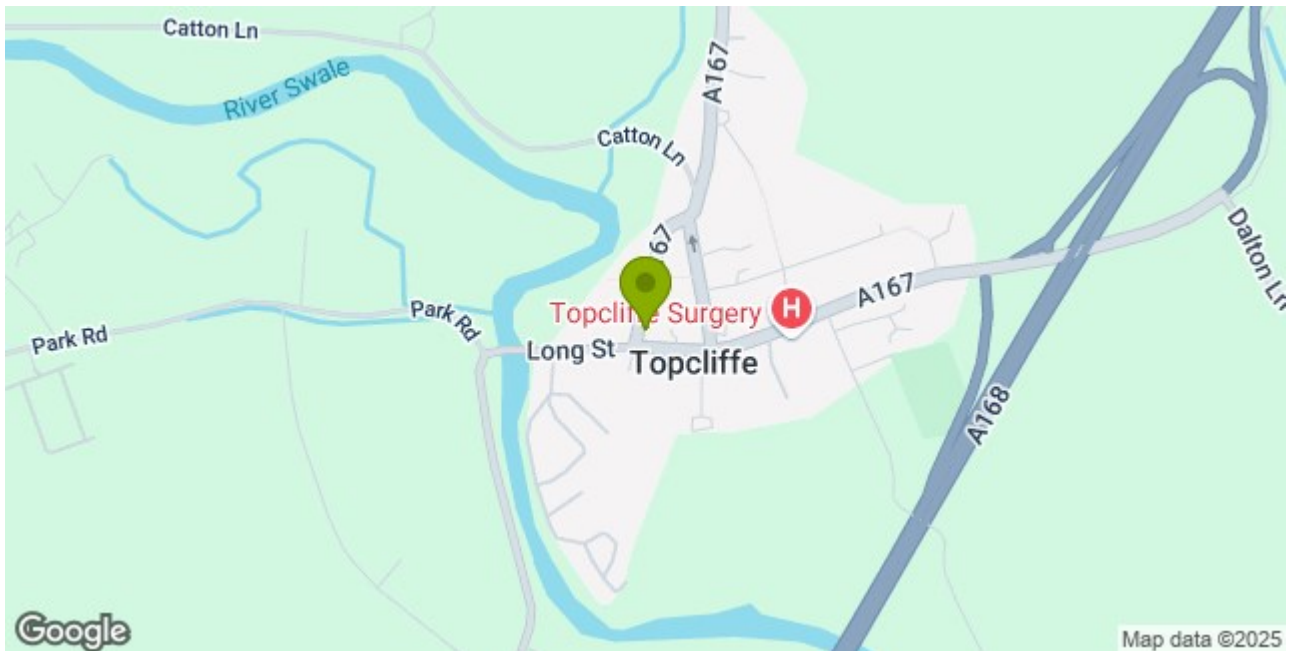
Council Tax: G - North Yorkshire Council

*Download speeds vary by broadband providers so please check with them before purchasing.

Topcliffe, Thirsk, YO7 3PA



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 3366 SQ FT / 312.74 SQ M - (Excluding Garage)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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