



The Old Chapel, Nuthampstead, SG8 8ND

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The Old Chapel, Nuthampstead

An opportunity to purchase an extremely attractive and pretty former chapel that has been subject to complete conversion and modernisation in recent years. The property commands superb views over open countryside to front and rear, and early internal viewing is strongly recommended.



Solid Front Door

Solid front door to entrance hall.

Entrance Hall

Oak staircase to first floor. Radiator. Attractive slate flooring. Recess lighting.

Lounge

15' 6" x 11' 8" (4.72m x 3.56m)

Feature brick fireplace with inset wood-burning stove. Engineered solid oak flooring. Windows to front and rear. Double radiator. TV point.

Kitchen/Diner

15' 8" x 9' 7" (4.78m x 2.92m)

Inset double bowl sink unit with cupboards below. Excellent range of base and wall units with adequate working surfaces. Fitted AGA with extractor over. Part tiled walls. Oven and hob with stainless steel extractor hood over. Attractive slate flooring. Door to outside. Recess lighting.

Utility

7' 5" x 6' (2.26m x 1.83m)

Oil-fired boiler supplying domestic hot water and radiators. Plumbing for automatic washing machine. Storage cupboards with work bench. Window to rear.

First Floor/ Landing

Attractive vaulted ceiling. Solid oak banisters. Velux window to front. Exposed brickwork.

Bedroom One

15' 6" x 9' 9" (4.72m x 2.97m)

Attractive panelled vaulted ceiling. Windows to front and rear. Two radiators.

Bedroom Two

15' 6" x 10' 6" (4.72m x 3.20m)

Vaulted panelled ceiling. Two radiators. Windows to front and rear.

Bathroom

Suite comprising Low-flush WC, pedestal wash hand basin with glass support, enclosed bath with wooden panelling, attractive limestone flooring. Window to rear. Radiator. Heated towel rail.

Outside

The property has the benefit of front and rear gardens primarily laid to lawn with flower beds and mature trees and shrubs. Gravelled driveway providing adequate car parking/hard standing for numerous vehicles. Pleasant enclosed rear garden primarily laid to lawn and oil storage tank. Garden store.

Agents Note

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.



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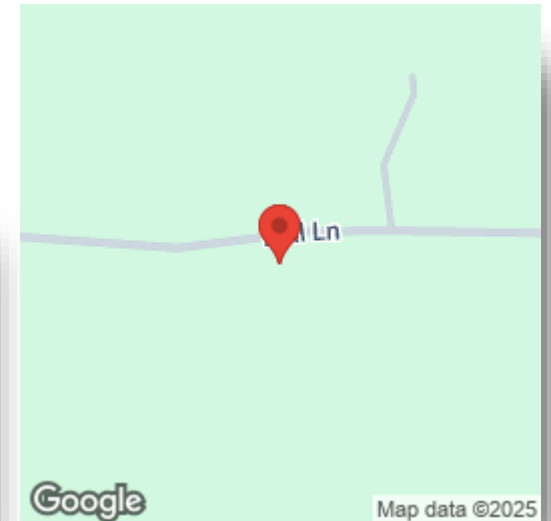
Bell Lane, Nuthampstead Royston

- Extremely attractive former chapel.
- Completely modernised and restored in recent years.
- Superb rural location with views over open farmland to front and rear.
- Adequate car parking/hard standing.
- Extremely attractive cottage gardens.

Tenure: Freehold EPC Rating: D

Council Tax Band: D

£600,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RYN110237 - 0004

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