



The Old Chapel, Cottesmore Road, Ashwell, Rutland, LE15 7LJ
Asking Price £499,000



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Tenure: Freehold

Council Tax Band: D (Rutland County Council)



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A superb and imaginative conversion of a former chapel located in the heart of this popular Rutland village close to the county town of Oakham and offering spacious, characterful accommodation with a host of interesting features.



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Formerly The Primitive Methodist Church, the property is a red brick construction under rosemary tiled roof dating back to 1915 which was converted to an exacting standard throughout around 2014 to offer beautifully appointed accommodation boasting an array of retained character features combined with high quality contemporary fixtures and fittings.

The interior benefits from electric heating (with Wi-Fi controlled heaters in hallway, kitchen and sitting room) and can be summarised as follows:

GROUND FLOOR: Entrance Porch, Reception Hall with feature staircase, Inner Hall, Master Bedroom with en-suite Shower Room, two further Bedrooms (double and single), Bathroom with claw-foot bath, excellent open-plan Living Kitchen;

FIRST FLOOR: spectacular, large Sitting Room with exposed roof trusses, log-burning stove and gallery overlooking reception hall below.

OUTSIDE, there is a brick-paved area of vehicular hard standing to the front of the property and access to either side via pathways leading to a private, paved courtyard garden to the rear.

ACCOMMODATION

GROUND FLOOR

Entrance Porch 1.17m x 1.50m (3'10" x 4'11")

Solid timber front door, quarry tiled floor, feature

arched leaded-light window to front, internal ledge-and-brace door with leaded-light detail leading to Reception Hall.

Reception Hall 3.02m x 3.81m (9'11" x 12'6")

This characterful space with its feature galleried stairs leading up to the first-floor Living Room, solid timber floor and timber wall panelling sets the scene for this beautiful conversion.

Radiator, understairs cupboard, recessed ceiling spotlights, two windows to side.

Inner Hall 2.72m x 3.35m (8'11" x 11'0")

Solid timber floor, understairs storage cupboard, timber panelling to half-wall height, recessed ceiling spotlights, original leaded window to side.

Bedroom One 2.92m x 4.75m (9'7" x 15'7")

Dimplex electric heater, wall-mounted timber headboard with wall-light points to either side, timber panelling to half wall height, recessed ceiling spotlights, exposed ceiling beam, leaded window to side.

En-suite Shower Room 2.21m x 1.17m (7'3" x 3'10")

White suite comprising low-level WC and wash hand basin with tiled splashback, corner shower cubicle with Mira shower and tiled surround, solid timber floor, electric heated towel rail, recessed ceiling spotlights, window to side.

Bedroom Two 2.77m max x 3.28m (9'1" max x 10'9")

Electric radiator, solid timber floor, recessed ceiling spotlights, leaded window to side.

Bedroom Three 2.67m x 2.18m (8'9" x 7'2")

Electric radiator, solid timber floor, recessed ceiling spotlights, leaded window to side.

Rear Hall 3.07m x 1.09m (10'1" x 3'7")

Oak floor, fuse box, external leaded door to side, access to Bathroom, Utility and Living Kitchen.

Bathroom 2.24m x 1.80m (7'4" x 5'11")

Equipped with feature freestanding, double-ended, claw foot bath with central handheld shower attachment, low-level WC and marble-effect circular hand basin with mixer tap set atop a vanity unit with storage beneath. Timber panelling to half-wall height, electric heated towel rail, ceramic tiled floor, recessed ceiling spotlights.

Utility 1.04m x 1.83m (3'5" x 6'0")

Base and wall-mounted units with granite-effect worktops, space and plumbing for washing machine, tiled floor.

Living Kitchen 4.83m x 5.66m (15'10" x 18'7")

A superb, open-concept, triple-aspect, contemporary space, a true hub of this charming home, situated at the rear of the property and appointed with excellent range of attractive modern units incorporating granite-effect work surfaces with tiled splashbacks, ample

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cream-fronted base cupboard and drawer units, matching eye-level wall cupboards and island unit with timber top, inset circular single drainer sink with mixer tap and further storage beneath. Integrated appliances comprise fridge, freezer, dishwasher, Beko electric oven with Lamona ceramic hob and stainless steel extractor fan above.

Two electric radiators, oak floor, Megaflo boiler, part-glazed double doors giving access to rear paved courtyard garden, four original pew windows to both sides.

FIRST FLOOR

Galleried staircase with open spindles and beautiful original semi-circle leaded window leads up to:

Sitting Room 8.56m x 5.77m overall, into eaves (28'1" x 18'11" overall, into eaves)

This stunning, generously-proportioned room is a particular feature of the property with its vaulted ceiling, exposed timber roof trusses, Inglenook-style fireplace recess with stone hearth and timber mantel housing cast-iron log-burning stove, integral log storage and display niches to either side of fireplace.

Electric heater, recessed ceiling spotlights.

OUTSIDE

Gardens

To the front of the property there is an area of block paving with a central planter. There are pathways to

either side of the property which provide access to the rear paved courtyard garden.

Pathways to both sides of the property lead to the paved courtyard garden at rear, which is ideal for sitting out in summer months and has direct access to Living Kitchen via oak French doors.

SERVICES

Mains electricity

Mains water supply

Mains sewerage

Electric heating (Megaflo boiler, less than 2 y.o.)

According to <https://checker.ofcom.org.uk/>

Broadband availability: Standard, Superfast, Ultrafast

Mobile signal availability:

Indoor: EE - limited; Three, O2, Vodafone - none;

Outdoor: EE, Three, O2, Vodafone - likely.

Results are predictions and not a guarantee.

None of the services, fittings, or appliances (if any) heating installations, plumbing or electrical systems, telephone or television points have been tested by the Selling Agents.

ASHWELL

Ashwell is situated 3 miles from Oakham which is a small market town having many shopping and recreational facilities. It is well situated for easy access to many other work centres including Uppingham, Corby, Kettering, Stamford, Peterborough, Leicester, Melton Mowbray and

Nottingham. Rutland Water with its extensive leisure pursuits including fishing, sailing and walking is only a few miles away.

For shopping there is a good range of shops in Oakham, together with a produce market every Wednesday and Saturday, and other facilities in the town include doctors, dentists, opticians, chemists, library etc.

Sporting facilities in the area are many and varied including cricket, rugby, football, tennis, bowls and golf, with a number of eighteen-hole courses. In addition there are a number of leisure pursuits which can be enjoyed on Rutland Water including fishing, sailing and windsurfing.

Rutland and Leicestershire are renowned for hunting and there are some good Hunts locally including the Cottesmore, the Quorn, the Fernie and the Belvoir.

For education, in addition to a wide range of Local Authority schools there are the well known public schools at Oakham, Uppingham and Stamford.

COUNCIL TAX

Band D

Rutland County Council, Oakham 01572-722577

VIEWING

By appointment to be made through the Selling Agents please. If you are travelling a long distance please telephone prior to departure to ensure the

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property is still available and to discuss any particular points which are likely to affect your interest in this property in order that you do not make a wasted journey.

OFFICE OPENING HOURS

Monday - Friday 9.00 - 5.30

Saturday 9.00 - 12.00

DISCLAIMER

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. No responsibility is assumed for the accuracy of individual items. Prospective purchasers and lessees ought to seek their own professional advice.

2. All descriptions, dimensions, area, reference to condition and necessary permission for use and occupation and their details are given in good faith and are believed to be correct, but any intending purchasers 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.

3. No person in the employment of Messrs Murray has any authority to make or give any representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property on behalf of the vendor.

4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

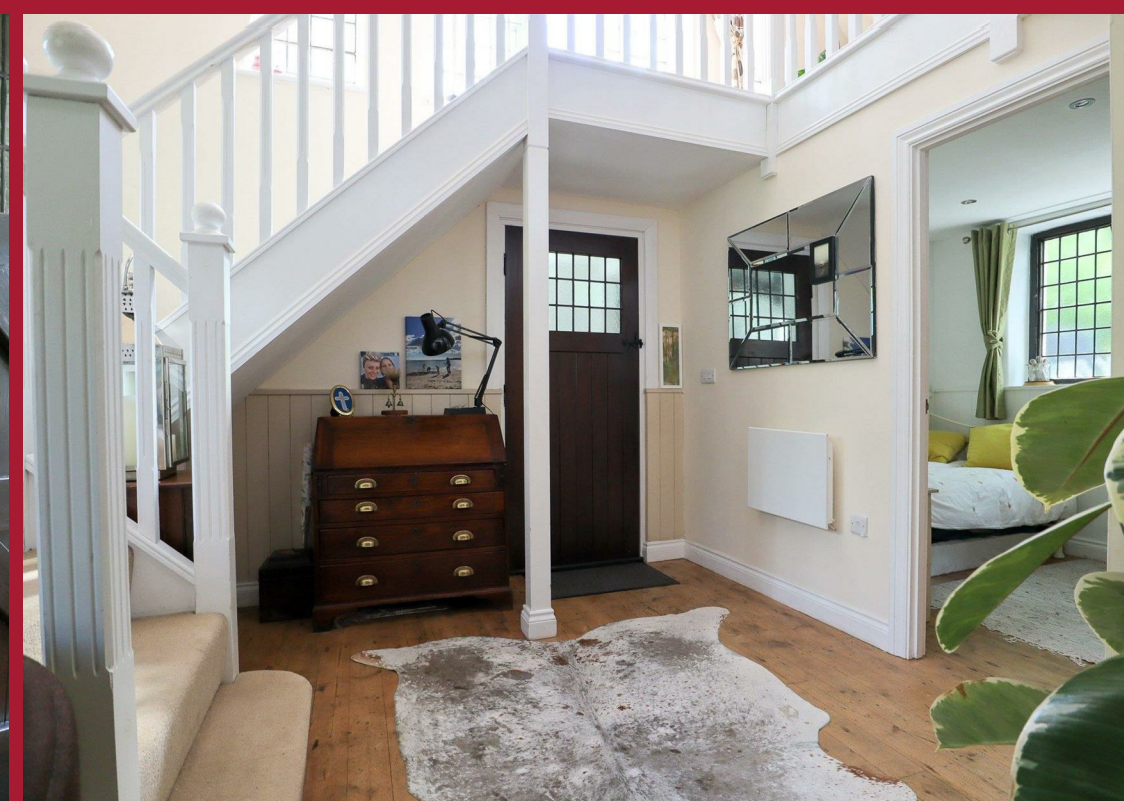
5. It should not be assumed that the property has all necessary planning, building regulation or other consents. Where any reference is made to planning permission or potential uses, such information is given in good faith.

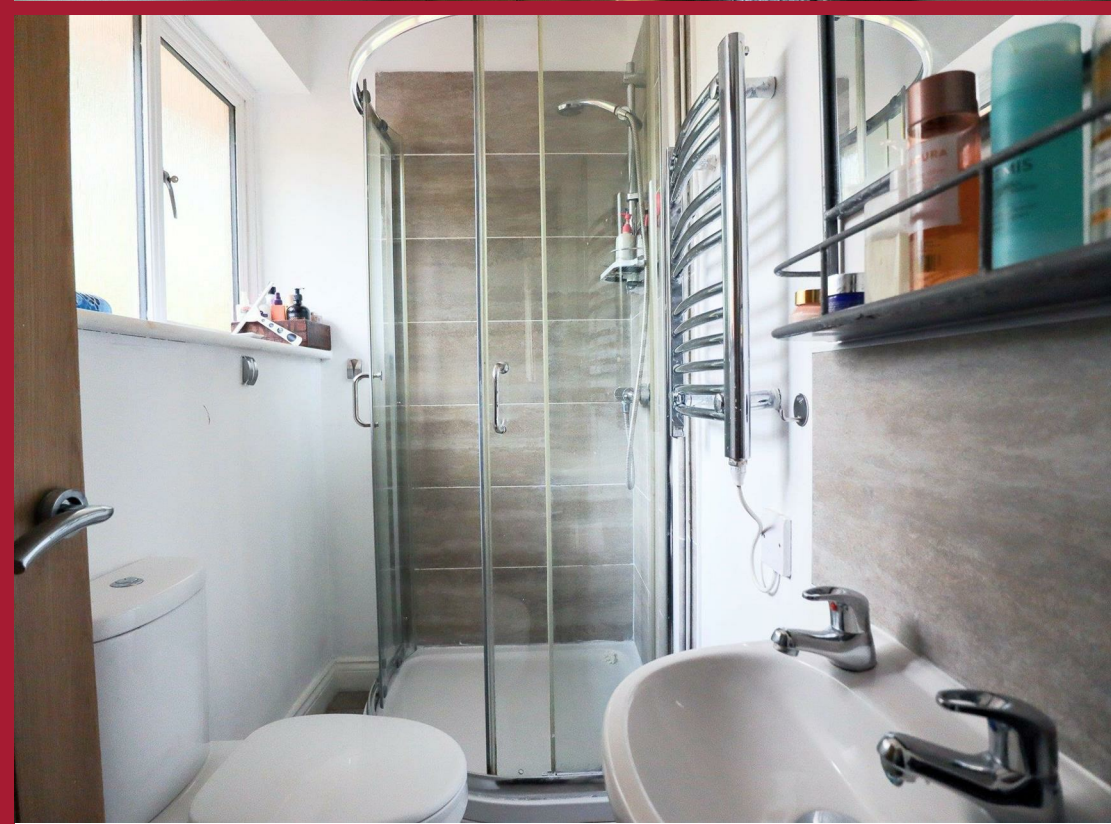
6. The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer of a contract and neither the agents nor their employees has any authority to make or give any representations or warranty in relation to this property.

Money Laundering Regulations 2003

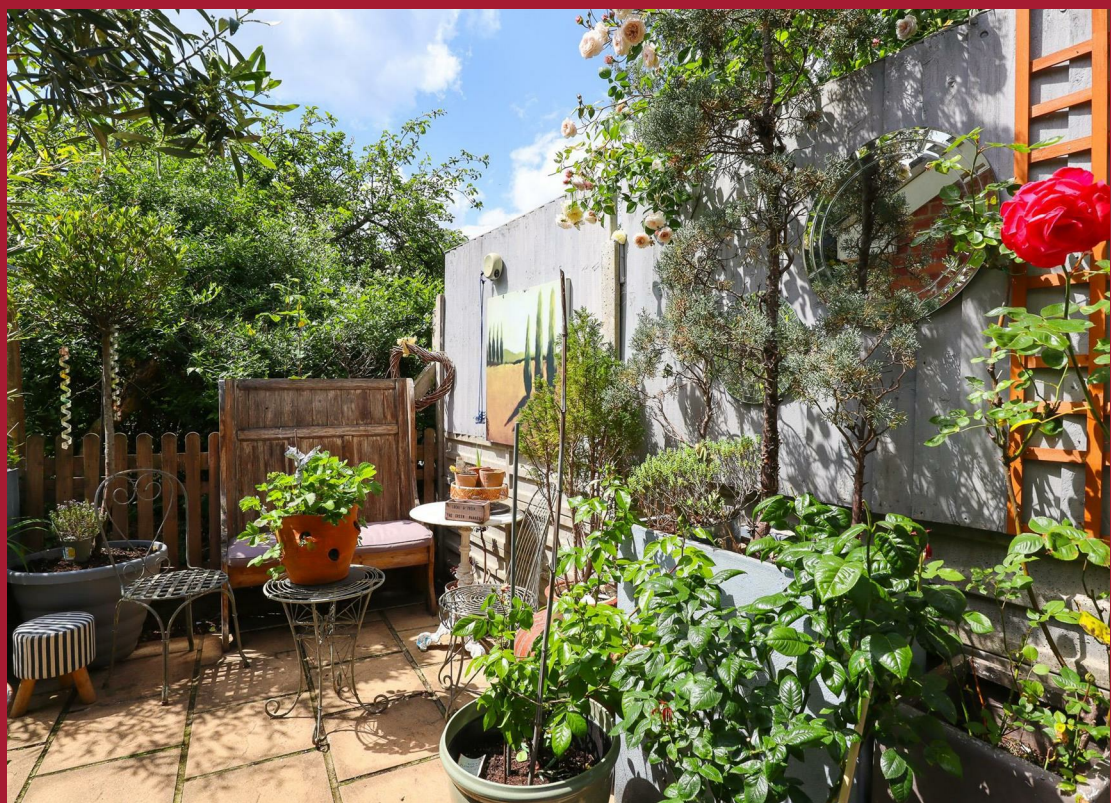
Anti-Money Laundering Regulations came into force in March 2004. These regulations affect estate agents, there will be requirement that Murray's confirm the identity of its seller and buyers.



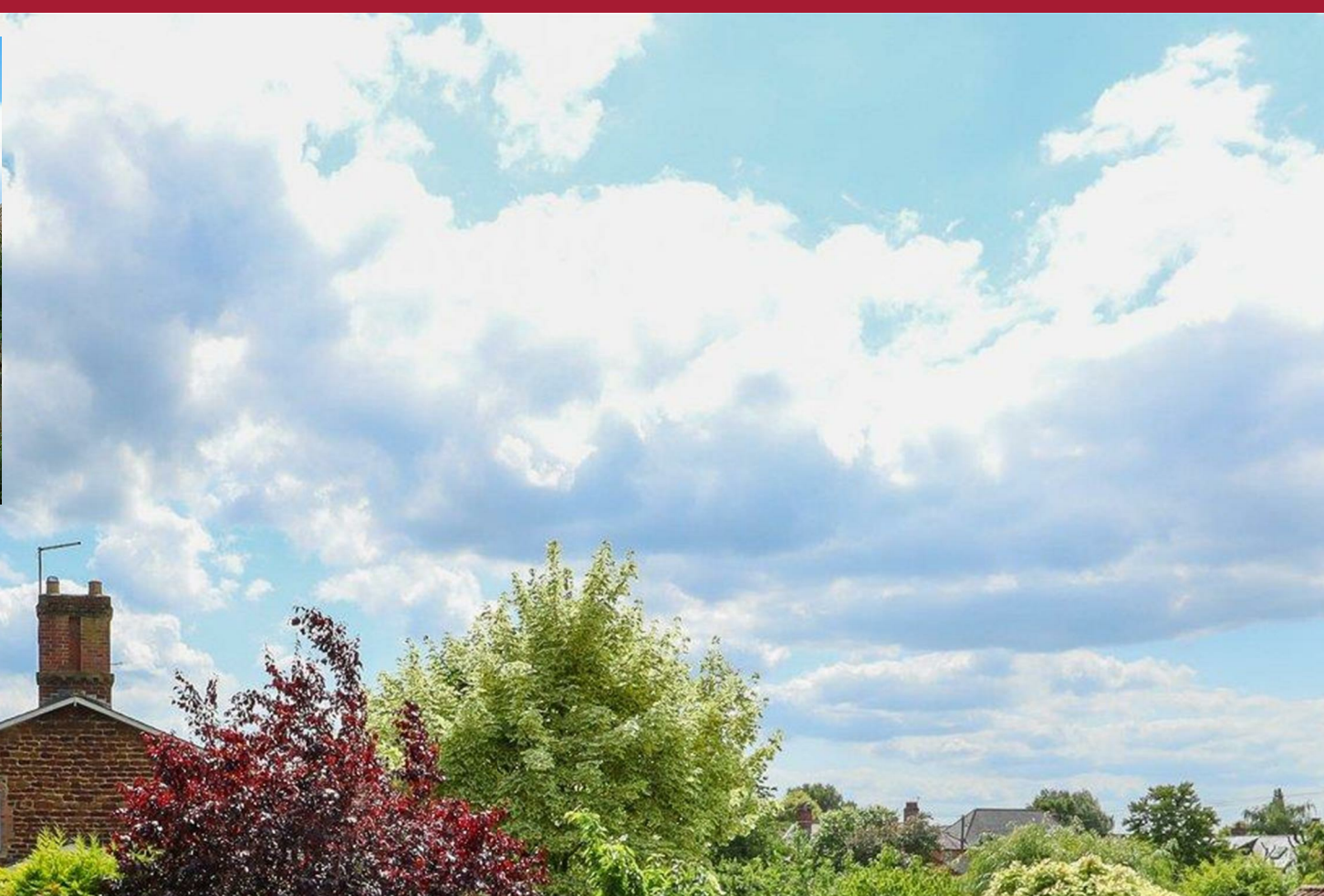


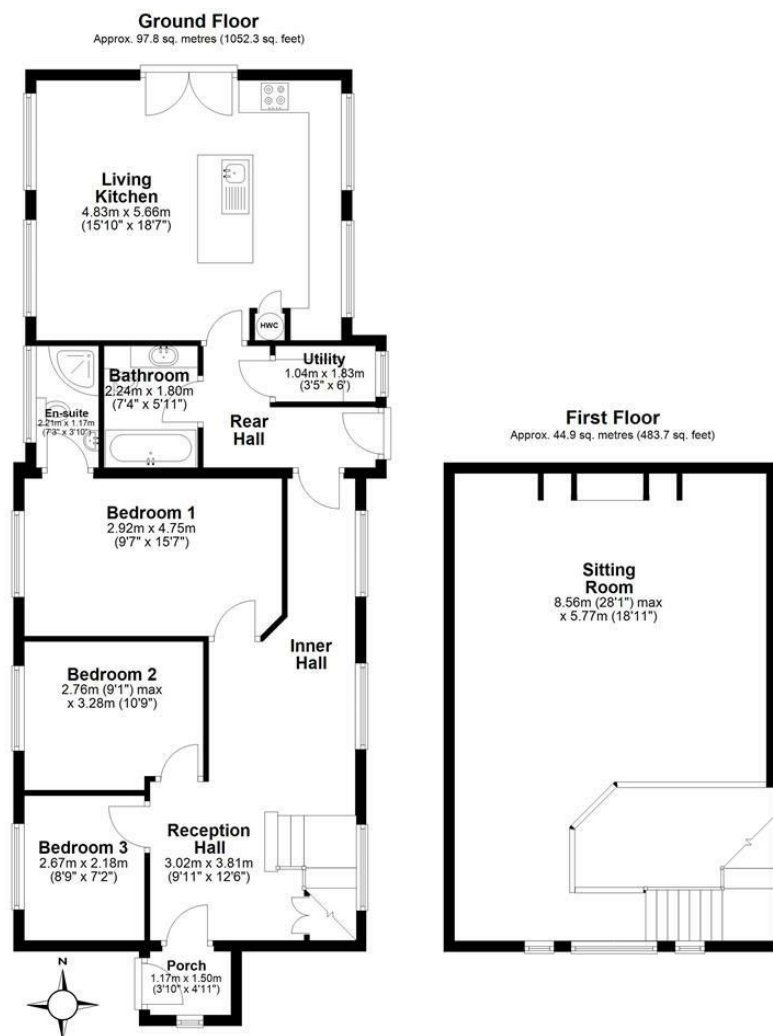












Total area: approx. 142.7 sq. metres (1536.0 sq. feet)

This Floor Plan is not to scale. They are for guidance only and accuracy is not guaranteed. Plan was produced by ADR
Energy Assessors
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		75
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	31	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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