

## THE OLD CHAPEL MOULTON



Enjoying an idyllic private setting in well-stocked cottage gardens a unique former Chapel property, thoughtfully converted retaining a wealth of original features, providing well-planned two-bedroom accommodation with open-plan living areas and superb upper galleried living room, ideal as a main residence or for holiday letting purposes.

The Old Chapel is well-located for local market towns and main road communications to the major centres of the region. Early viewing is strongly recommended.

**ENTRANCE HALL – KITCHEN/DINING ROOM – UTILITY – LIVING ROOM – 2 BEDROOMS – EN-SUITE BATHROOM/WC – SHOWER ROOM/WC - GARDENS**

**OIL CENTRAL HEATING**

**DOUBLE GLAZING**

**OFFERS OVER £500,000**

The accommodation extends to.....

**ENTRANCE HALL:**

With arched double entrance doors, stone flagged floor and opening to....



**KITCHEN/DINING ROOM:**

(20'11" x 15'1") An open-plan kitchen with **dining area**, having range of units with hardwood worksurfaces, Belfast sink, tiled surrounds and personal door to the gardens.



**UTILITY:**

(7'7" x 5'3") A useful utility room with units, hardwood worksurfaces, plumbing and power points.

**INNER HALL:**

To the main bedrooms.

**BEDROOM 1:**

(14'10" x 8'11") Directly overlooking the gardens with full range of built-in wardrobes and....



**EN-SUITE BATHROOM/WC:**

(7'11" max. x 6'1") Having panelled bath, wash-hand basin, WC and panelled surrounds.



# The Old Chapel, Moulton, Richmond, DL10 6QG

## **BEDROOM 2:**

(11'7" x 8'2") Again overlooking the gardens and with built-in wardrobes.



## **SHOWER ROOM/WC:**

(8' x 5'6" min.) With shower cubicle, wash-hand basin, WC, tiled surrounds, heated towel rail and linen cupboard.



## **LIVING ROOM:**

(21' x 20'10") A superb open-plan upper "galleried" living room enjoying good natural light with large feature chancel windows and open trussed original chapel ceiling – with views over the Moulton Hall Park field (a National Trust owned Scheduled Ancient Monument).





## **GARDENS:**

Gravelled drive and hardstanding areas to the front with neat stone walling surrounds, well-stocked borders and opening to....

Private lawned gardens stretching to the rear of the property with gravelled paths and **terrace**, again well-stocked borders, a wealth of mature trees, shrubs and conifers and....

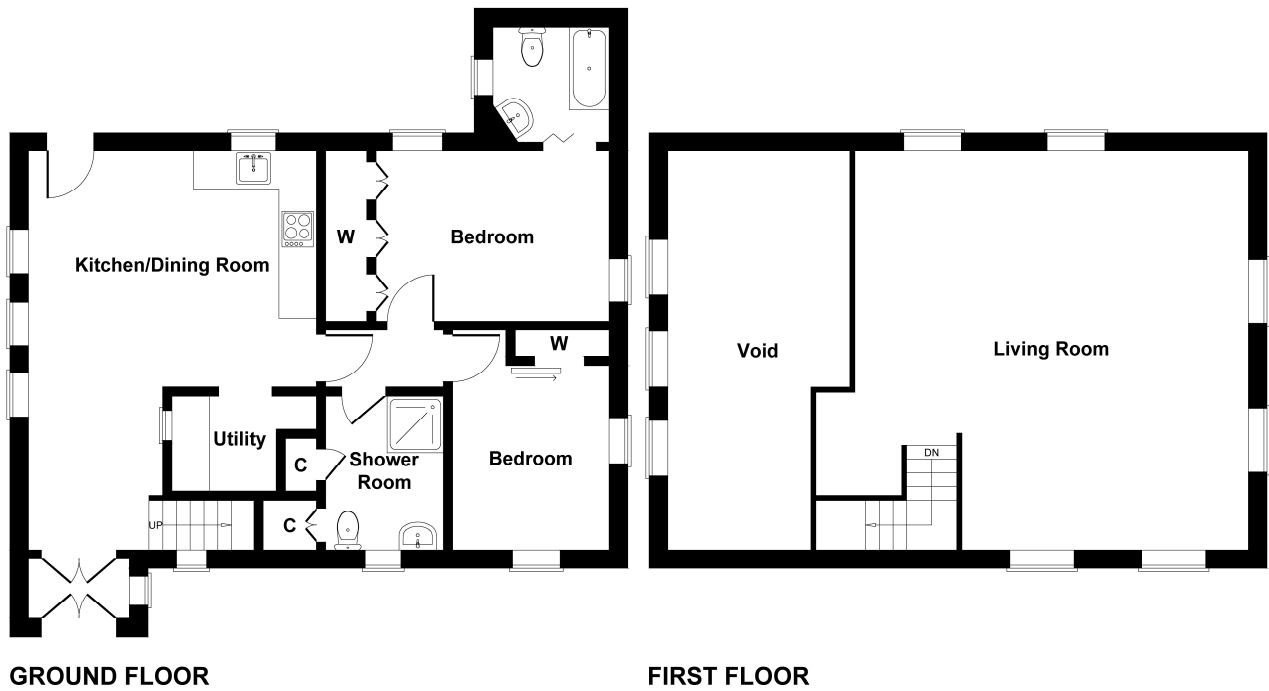
**Vegetable garden**, well fenced and hedged and **garden shed**. (There are 7 gravestones situated along the southern boundary of the garden).

## **Finer Information**

- **Tenure:** Freehold
- **Services:** The property is connected to mains electricity, water and drainage.
- **Broadband & Mobile:** Standard broadband currently supplied by Signal Telecom. Please check the Ofcom website for other broadband and mobile suppliers available.
- **Council Tax Band:** N/A
- **EPC Rating:** D
- **Heating:** Oil fired central heating
- **Vendors Covenants:** Purchasers will not be permitted to –
  - Develop the west facing roof slope to include any dormer, rooflight type or other kind of windows nor to instal solar panels on this side of the roof.
- **Restrictive Covenant:** There is an historic restrictive covenant preventing certain uses of the property - e.g. For the sale of alcohol (further details available upon request).



## The Old Chapel, Moulton



**GROUND FLOOR**

**FIRST FLOOR**

### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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