



Inglebys

Estate Agents



Loy Lane

Loftus, TS13 4NA

Price Guide £375,000

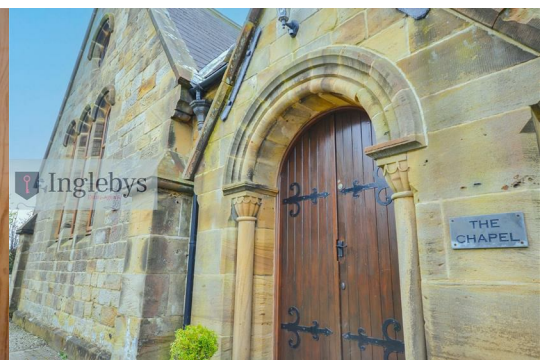
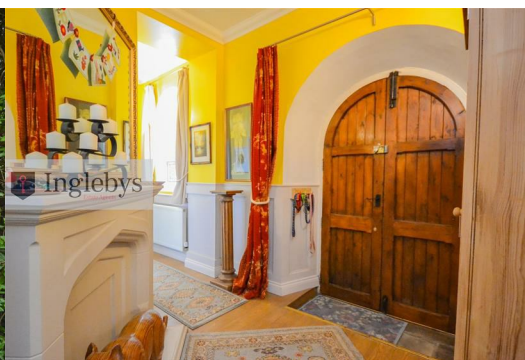


Nestled in the charming and peaceful Loy Lane, Loftus, North Yorkshire, this property is a true gem waiting to be discovered. Steeped in history, built in 1857 this house was once a chapel, now transformed into a stunning residence that seamlessly blends character with modern living. The conversion of this chapel in 2009 was completed with such care and attention, preserving its historical charm while incorporating modern comforts.

As you step inside, you are greeted by a stunning hallway with a magical secret bookshelf which opens to the rear vestibule and staircase to the first floor. The property boasts three cosy double bedrooms, offering ample space for a growing family or visiting guests.

The highlight of this property is the impressive mezzanine, adding a touch of grandeur to the space. Imagine curling up with a book here, or using it as a creative space - the possibilities are endless. The open plan lounge kitchen is a dream for those who love to cook and entertain, with plenty of room for culinary creations and social gatherings.

Don't miss the chance to make this unique property your own - a piece of history with all the conveniences of contemporary living.



Converted to the highest of standards, some of the main stand out points of this property are the original rear door from 1857, arch windows to the front and rear sympathetically replaced with double glazed units in either hard wood or hard wood effect uPVC. Gas central heating throughout, wood panelling to the vaulted ceilings add extra depth to the whole feeling of this property, the balcony which is large enough to sit on from the principal bedroom really is a game changer! With wrap around low maintenance gardens and various seating areas the property offers peaceful South facing outside space with which to relax in.

Tenure: Freehold.

Council Tax Band: Band-D.

EPC Rating: C Rating

Hallway

A stunning entrance to set you on your way! Spacious hallway accessed from the main Chapel double door, wood effect laminated flooring with stone effect fire surround and hearth, part wood panelling to the walls, arch window to the front aspect and radiator, large storage cupboard and 'magical' bookcase which opens up to the rear vestry and staircase.

Lounge 19'5" x 18'6" (5.93m x 5.64m)

This impressive open plan lounge, with mezzanine above the kitchen area and vaulted ceilings really does give this room a grand feeling, wood effect laminated flooring, doorway encased in herringbone sandstone archway to the side aspect and 3 x large arched windows to the front and rear aspect provide ample natural light to these rooms, enhanced by the soft paint work to the wood panelled ceilings, a staircase to the side provides access to the mezzanine, currently used as a hobby area but is such a flexible room is could have many uses. There are three double radiators to the lounge with part wood panelling to the walls.

Mezzanine 18'11" x 9'1" (5.78m x 2.78m)

With wood effect laminated flooring, windows to the rear aspect and 2 x double radiators, this room provides a spacious flexible alternative to become a study/bedroom/hobby room, however you please? Feeling light, airy and spacious due to the vaulted ceiling and natural light from the arched windows to the rear this really is a gem of an area!

Kitchen 15'3" x 10'6" (4.67m x 3.21m)

Open to the lounge area with three windows to the rear aspect and one to the side aspect, again the kitchen benefits from ample natural light, With tasteful Victorian tiled effect vinyl flooring and a range of wall and base units finished in duck egg blue with solid wood block worktops and tiled splashbacks, white enamel sink/drainer with chrome mixer tap, integrated dishwasher and fridge freezer, induction hob, double electric oven, downlighting and single radiator. Walkway through to the utility area.

Utility area

Flooring continues with space and plumbing for washing machine and dryer, cupboard which also houses the combi boiler, open to the rear vestry.

Bedroom Two 11'2" x 10'7" (3.41m x 3.24m)

With carpet to the floor and coving to the ceiling this double bedroom benefits from one window to the rear aspect as well as another to the side aspect providing ample light, single radiator.

Bedroom Three 14'10" x 8'10" (4.53m x 2.70m)

Another double bedroom with wood effect laminated flooring, arched window to the rear aspect and single radiator.

Family Bathroom 9'4" x 7'9" (2.85m x 2.38m)

A spacious family bathroom with white bath suite, mixer shower powered from combi boiler over bath and glass screen, wood effect laminated flooring, the contrasting navy vanity units and decor really set this bathroom off, a column radiator as well as 2 x chrome heated towel rails, part tiled walls and extractor fan and window to the front aspect.

Rear Vestry 5'8" x 5'6" (1.74m x 1.68m)

Can be accessed from the hallway, or rear church door which is the original door from 1857! Single radiator and leads to the staircase.

First Floor

The landing area opens up to the principal bedroom with wood effect laminate to the floor, to the right of the landing is a large walk in wardrobe.

Principal bedroom 17'5" x 14'2" (5.32m x 4.33m)

A fabulous open room with wood effect laminated flooring, a clad ceiling reminding you of the history of The Chapel, 3 x arch windows too the side aspect, 2 x radiators and French doors which open onto the veranda with views over the rear courtyard and church grounds.

En-suite 12'2" x 6'0" (3.72m x 1.85m)

A truly wonderful, private en-suite with a white bath suite and vanity units finished with Old English White shaker style doors and drawers, shower fitting to the bath, Velux window to the rear aspect, part tiled walls and period radiator/heated towel rail.

Walk in Wardrobe 10'5" x 4'7" (3.2m x 1.40m)

A large walk in wardrobe area with eaves storage off the landing area.

Externally

Front.

The sweeping block paved driveway is part of the property, parking for two-three cars in front of the property.

Side and Rear.

Low maintenance gardens to the side and rear, laid mainly with gravel with seating areas to the side and rear overlooking peaceful church grounds.

Disclaimer

Please note that all measurements contained in these particulars are for guidance purposes only and should not be relied upon for ordering carpets, furniture, etc. Anyone requiring more accurate measurements may do so by arrangement with our office.

Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check the appliances / services before entering into any commitment.

The tenure details and information supplied within the marketing descriptions above are supplied to us by the vendors. This information should not be relied upon for legal purposes and should be verified by a competent / qualified person prior to entering into any commitment.

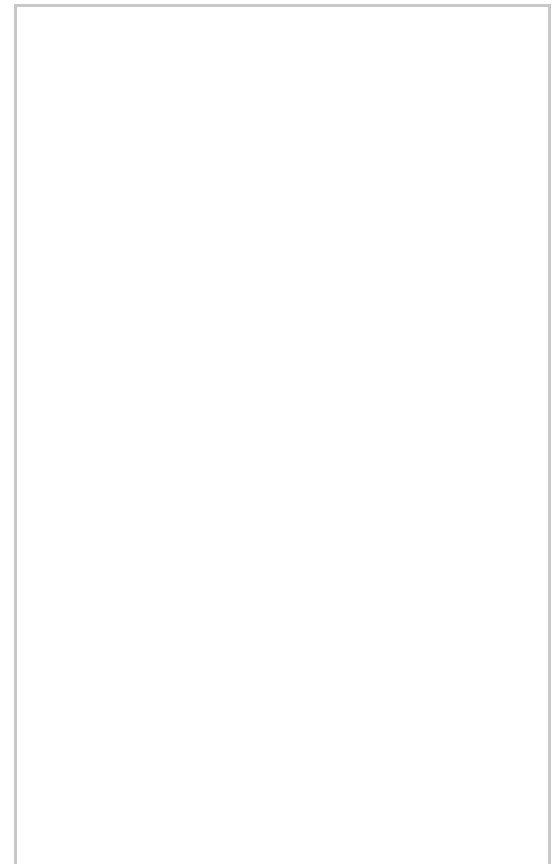
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Inglebys Estate Agents 4a Station Street, Saltburn by the Sea, North Yorkshire, TS12 1AE
Tel: 01287 623648 Email: enquiries@inglebysestateagents.com www.inglebysestateagents.com

Area Map



Floor Plans



Energy Efficiency Graph

