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# Ebenezer Chapel, Velle Hill, Gastard, SN13 9PU

Located in the popular village of Gastard, within easy reach of Corsham and Chippenham with main line Railway Station links to London, this 19th century converted chapel is oozing with period charm and character as well as three double bedrooms and off-street parking.

As you enter the property via an arched door there is a useful stone porch which is the perfect spot to store jackets and boots after a countryside walk. From here, there is access into the triple aspect sitting room which measures 20' x 16' 3". Complete with an abundance of period features including original wooden pulpit, exposed stone wall and window surrounds, stripped wooden floorboards and working wood burner, this room makes for a cosy space to enjoy throughout the year. Beyond the sitting room there is a formal dining room with plenty of space for a large dining table, as well as the staircase leading to the first floor. To the rear of the property is the kitchen-diner which has been modernised over time. With a host of integrated appliances including fridge freezer, oven and hob, there is also space for a large free-standing breakfast table. Velux windows provide additional natural light whilst the vaulted ceilings help create a further sense of space. To complete the ground floor, located at the rear is a useful utility room, complete with space for a dish washer and washer / dryer, also with external access to the driveway. On top on this, there is also a ground floor WC and additional entrance from the driveway/ rear garden, and boot room.

Stairs to the first-floor lead to two double bedrooms and the family bathroom, which comprises of a modern white suite with bath and handheld shower. Both bedrooms are large enough for a double bed and benefit from space for wardrobes. The master bedroom overlooks the front aspect and catches the afternoon sun whilst there is plenty of built in wardrobe space with the added benefit of an ensuite shower room. A second staircase leads to the top floor which is currently utilised as a third bedroom. This level has flexibility to be used in number of ways and offers a total floor space measuring 27' 11" x 10' 11". There is potential to create a separate 'work from home office', playroom, or dressing area, whilst still maintaining a useable third bedroom.







Externally, the property sits in the centre of Gastard within easy reach of local schools, countryside walks and neighboring towns and villages. A paved driveway is located at the front and offers secure parking for multiple vehicles. A gate from the driveway leads to the private garden located to the side of the Chapel. The garden is positioned to catch the morning and afternoon sun and has designed with low maintenance in mind. As a result, there is ample space for potted plants and a seating area to enjoy during the summer months.

The village of Gastard offers residents a recreation ground, a village hall (with a range of different events throughout the year), a popular pub, and an abundance of unspoiled country walks right on the doorstep. The historical county town of Corsham can be found just a few moments away, and with it comes a wealth of independent shops, cafes, pubs, schooling, and a range of top-quality eateries amongst other services such as a post office, barbers, butchers, florists, and many more. The Georgian heritage city of Bath is also a relatively short drive away, approximately 11 miles distant. Nearby Chippenham also offers residents a well-connected mainline railway station to give access to London, Bath, Bristol, Cardiff, and many other locations, with access to the M4 being provided in an easy manner from this property. There are larger supermarkets in the neighboring town of Melksham that also offer a food delivery service to the village.

Additional Information:

Tenure: Freehold House

Council Tax Band: E

EPC Rating: D (55) // Potential: C (74)

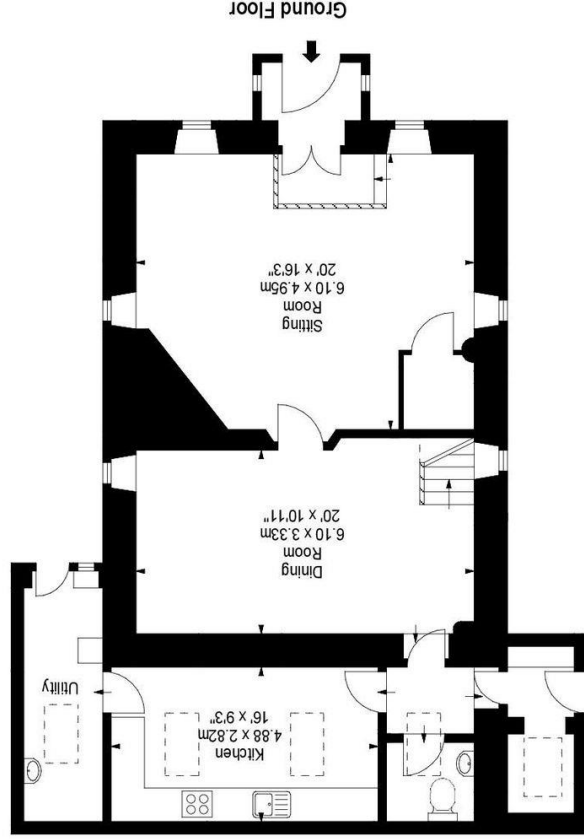
Services: Electric Storage Heaters, Mains Drainage, Mains Electricity Supply, Mains Water Supply.



Energy Efficiency Rating	
Current	55
Potential	74

Energy Efficiency Rating	Very energy efficient - lower running costs	EU Directive 2002/91/EC
A	(92 plus)	England & Wales
B	(81-91)	
C	(69-80)	
D	(55-68)	
E	(39-54)	
F	(21-38)	
G	(1-20)	
Not energy efficient - higher running costs		



Approx. Gross Internal Area\*  
174.19 M<sup>2</sup> - 1875 Ft<sup>2</sup>

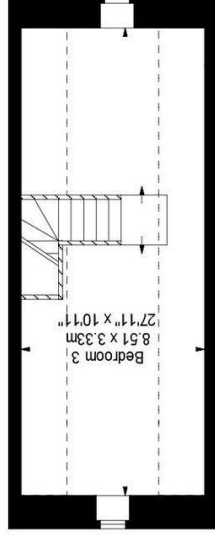
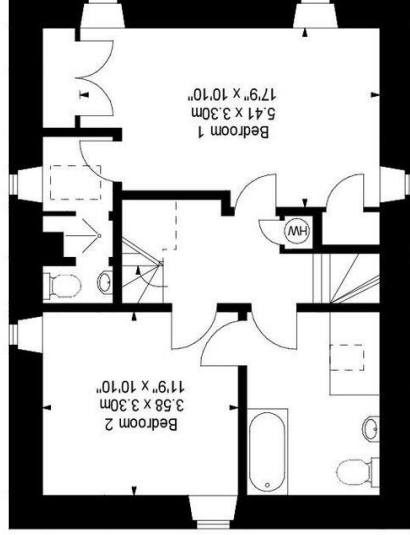


Illustration For Identification Purposes Only, Not To Scale  
\* As Defined by RICS - Code of Measuring Practice