

## Detached House - Ferndale

£349,950

Property Reference: PP5534



Here we are delighted to offer for sale, this beautifully presented, incredibly spacious CHAPEL CONVERSION. Seldom do properties of this nature come to the open market. This Chapel was built in around 1877 and we understand completed in around 1879. It was used for the congregation of the community of Ferndale and its surrounding Villages and was always full of people. There are HISTORIC PHOTOGRAPHS online of the Chapel being at the centre of the community, unfortunately in around 1994 the Chapel was closed and eventually left in a derelict state with the current owners purchasing in around 2006.





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stone building with new roof. It affords small front garden patios with additional yard to side and to rear, full gas central heating together with two full sized wood burning stoves, En-suited to two of the Bedrooms, together with additional family Bathrooms, Dressing rooms and so many extras. It briefly comprises, impressive open plan entrance Hallway, two reception rooms, further spacious Lounge/ Dining room/ Kitchen (family room), Utility room, storage and further Utility room, inner Hallway, Cloaks WC, incredibly spacious storage room, on the first floor elevation; an impressive stylish landing with access to three oversized double Bedrooms, two with fitted Dressing rooms, En-suite Shower rooms and WC, full sized Gym with all the equipment, there is concealed access to second floor elevation with a full sized Games room with Snooker table and Bar and separate Cinema room. Any of these additional rooms could be converted to Bedrooms,. This lends itself to family accommodation with perhaps rooms used for the older members of the Family/ Grandparents. This property really must be viewed and is highly recommended.

Entrance via ornate glazed panelled, leaded UPVC double glazed door with matching panels to each side and archway feature above, allowing access to the Entrance Hall.

## Entrance Hall

With wallpapered decoration, plaster and emulsion ceiling with ornate centrepiece and with coving, tiled flooring, radiator with lattice work cover, alarm controls and panelled door allowing access to the Cloaks WC and further matching door to the built in storage. Clear

glazed double panelled doors to the rear allowing access to the inner Hallway.

## Cloaks WC

A good size , with ceramic tiles floor to ceiling, plaster and emulsion ceiling with coving, xpelair fan, tiled flooring. Full suite to include low level WC and modern wash hand basin set onto Oak stand with display area and central mixer taps, heated towel rail, fixtures and fittings to remain.

## Inner Hallway

With plaster and emulsion decoration, matching ceiling with ornate centrepiece, tiled flooring and clear glazed double panelled doors allowing access to Sitting room, to Lounge and further matching doors allowing access to incredibly sized Lounge/ Kitchen/ Diner, ample electric power points and further radiator.

## Lounge (4.56m x 7.43m)

With UPVC double glazed window to front with blinds, plaster and emulsion decoration, matching ceiling with ornate coving, quality fitted carpet, radiators, ample electric power points, spacious feature, oversized, Inglenook fireplace with slate hearth, housing multi log or coal burner, to remain as seen, complemented with an original oak beam above the fireplace. This really must be viewed to be appreciated.

## Second Reception room (4.15m x 7.18m)

With UPVC double glazed window to front with blinds, plaster and emulsion decoration, matching ceiling with coving, radiators, tiled flooring, ample electric power points, wall mounted and boxed in electric service meters, telephone point and open plan stairs to the first floor elevation with spindled balustrade and a quality fitted carpet.

## Lounge/Sitting room/ Kitchen/ Diner (7.64m x 7.5m not including depth of walk in Hallway)

A beautifully presented room, with two UPVC double glazed windows to the side, both with blinds, plaster and emulsion decoraiton, matching ceiling with coving, tiled flooring, ample electric power points, ample radiators, corner feature Inglenook recess fireplace with slate hearth, housing multi-burner. The Kitchen features an Oak bespoke fitted Kitchen designed for these premises with all units, both floor and wall to remain. Inglenook recess housing a cooking range, of course to remain. Space for incredible sized family dining table if required. Single sink and draining with mixer taps, ample work surfaces with co-ordinated splash-back ceramic tiling and down lighting for display, double opening to the Utility room and further access to the Inner Hallway.

## Inner Hallway

With additional access to the Utility room and further solid panelled door allowing access to a Preparation / Storage room and further door to the rear allowing access to an outer Hallway.

## Utility room (4.12m x 2.98m)

With plaster and emulsion decoration, matching ceiling with coving, tiled flooring, range of base units with granite work surfaces and industrial stainless steel sink and drainer, grooved from granite, mixer taps, feature splash-back with display lighting, ample electric power points, matching breakfast bar. Original dresser unit, which is built in and will remain as seen, radiator.

## Storage room (2.56m x 2.69m)

With plaster and emulsion decoration, matching ceiling with coving, xpelair fan, ceramic tiled flooring, wall mounted gas combination boiler, supplying both domestic hot water and gas central heating, further range of base units, ample work surfaces with co-ordinated splash-back ceramic tiling, ample electric power points, plumbing for automatic washing machine and dishwasher, single sink and draining unit with mixer taps and full range of display shelving to remain as seen.

## Outer Hallway

With plaster and

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**Disclaimer**

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

**Notes**

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# About Property Plus

## Our Background

The managing director has been a property professional for over 20 years and has made many personal property acquisitions and sales, and through this experience understands the needs, from a client's perspective when it comes to property. With a first class team of professionals ranging from mortgage advisors, solicitors, architects, contractors, planners, insurance brokers and property managers the level of support and experience delivered to our clients is second to none.

## Our Vision

Our vision is to be the agent of choice for anyone considering a property related transaction by being the best in our profession. To provide an outstanding level of service to our clients and to make moving home an easy, seamless and pleasurable experience. We believe in keeping clients for life and will stay in contact with clients long after their transaction has concluded so we remain the agent of choice.

## Our Mission

**OUR CLIENTS** - are the most important part of our business. Our main focus is to deliver outstanding service, making moving an easy, seamless and pleasurable experience.

**OUR TEAM** - is our most valuable asset and we work together in an atmosphere of fun and respect. We support each other to deliver exceptional customer care and achieve our personal goals.

**OUR BUSINESS** - provides a one-stop service for all property related matters. Our business is built on four strong principles and we have a shared vision to be the best in our profession both in terms of service and results.



***INTEGRITY - TEAMWORK - PASSION - PROFESSIONALISM***



# Buying Your Property

## Choosing a property

Viewing properties can be long and laborious if you haven't identified exactly what you want and where. Research the areas you are interested in, paying particular attention to the things that are most important to you, such as local amenities, transport links, schools, open space and council-tax bands.

When you have found the area/s you want to live in and the type of property you can afford, it's time to start viewing properties.



**It's best to have a list of things to ask and look out for, to help you identify properties that might be worth a second viewing, for example:**

- Ask to see a copy of the energy performance certificate (EPC)
- If it is a leasehold property, how many years are left on the lease?
- Check out the boiler.
- Does the property have gas central heating?
- What council-tax band is the property in?
- Does the property have double glazing?
- Is the attic well insulated (check the EPC)?
- If the property is leasehold, are there any service charges?
- Is the property near suitable transport links?

## Making an offer

When you are ready to make your offer, give us a call we will take charge of the sale of the property immediately. If you like the property, the chances are others will too, so speed is essential. You may want to put your offer in writing and give the name of your solicitor.

We will contact the seller and await their decision. Don't be surprised if your first offer is rejected. Buying and selling is about negotiation and this is where we as an experienced estate agent come into our own, so if you are a seller as well as a buyer, we work for you!

## Obtaining A Mortgage

Property Plus will be able to recommend a local independent mortgage adviser, who will search for the deals that suit you as an individual.