



The Old Chapel  
12A Main Road | Grendon | Northampton | Northamptonshire | NN7 1JW



# SELLER INSIGHT

“An exquisite, fascinating, family home located within the rural village of Grendon surrounded by pretty countryside yet within easy access to vital connections and amenities. This exceptional property has been the subject of a major project undertaken by its present owners, Leon and Sarah, to convert the historic chapel into this stunning family home.

“We had the desire to design and build our own home and were looking at potential possibilities. Luckily, we discovered The Old Chapel, built in 1861, with an extension to the rear added in 1871 and which already had planning permission to carry out a conversion into a home. We were able to purchase the property in 2018 and, working very closely with an architect and other skilled artisans, we gutted, tweaked and added our own design features which, after an intense and long project, has resulted in this this fabulous family house. It is indeed a home which enjoys the utmost luxury and comforts of modern day life and, utilising and restoring many of its fittings, is a property which respects the unique history of its past. Accommodation is generous and practical and incredibly welcoming. Our home does come into its own at Christmas when the house is adorned and our table comfortably seats many guests enjoying a sumptuous lunch, after which we can all relax into our cosy seating area in front of the glowing fire. Our spacious Shaker style, highly practical, kitchen is flooded with light from its generous amount of glazing. This area opens out onto our private courtyard area which has been landscaped into a cottage style garden and is where we have another seating area, on which we can enjoy a relaxed drink or dine al fresco.”

“Grendon is an active and friendly village close to Northampton and Wellingborough both of which contain a full range of amenities. Travel whether by road or rail is excellent with a highly efficient service into Euston. The village has many events taking place via its village hall with Grendon Lakes being a popular venue for water sports and fishing.”

“We feel justly proud in our task creating this special home in such a wonderful village and have enjoyed every second of our time here from start to completion. We know that the new owners of The Old Chapel will love every second of their life here and we wish them much happiness and contentment.”\*

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







# STEP INSIDE

## The Old Chapel

The Old Chapel was originally built in 1861 and has been converted and substantially extended by the current owners in the last few years. This non listed property sits in the centre of the sought after village of Grendon and is just phenomenal with superb family living accommodation combining both period and contemporary features. The property has underfloor heating throughout as well as solar roof tiles and a water harvesting system.

You enter this superb home through the original chapel doors into a bright and spacious entrance hall which has an attractive period style tiled floor and a large arched window, to the front flooding the hall with natural light, on the left is the bespoke oak staircase with hand built fitted coat and storage cupboards. There is also a guest cloakroom. On the right is a study/snug which has an oak floor and another arched window to the front. From the hallway double doors open into a quite stunning split level reception/dining room. This superb room has an oak floor, and the room is separated by hand built, bespoke open shelves and cupboards painted a rich dark blue with concealed lighting, there is a period style fireplace with wood burner and in the living area and a concealed drop down home cinema screen. Prepared to be wowed by the kitchen/breakfast room which is an extension to the original chapel. The kitchen is incredibly bright with a vaulted ceiling with exposed beams and skylights, stone tiled floor and a full wall of bi-folding doors opening to the landscaped courtyard garden. There is a vast range of hand built units with a central island all in a rich blue colour, Fisher & Paykal integrated appliances and a large pantry unit, there is also plenty of space for a family breakfast table. There is also a separate utility room with further storage and a door to the side.

On the upper floor is a bright landing with arched windows to the side, oak floor and high ceiling as well as a large cupboard housing the boiler and manifold for the underfloor heating. The main bedroom is located at the front of the property and has a vaulted high ceiling with three large arched windows to the front, oak floor and a luxurious en suite wet room. The second double bedroom is another lovely room with an oak floor, a small dressing area/study and a luxurious en suite shower room. There are a further two double bedrooms again with oak floor and high ceilings, one of the rooms has a fitted pull down double bed and sofa. At the far end of the landing is the main luxurious family bathroom with a free standing bath and a separate shower.

To the front of the chapel is a walled and gated front garden with gated side access. To the rear the southeast facing low maintenance garden is walled and paved with pleached trees for privacy, outside lighting, a shed and water feature.

Grendon is a popular village and benefits from a primary school and a nursery. Local shopping facilities are available in the surrounding villages of Yardley Hastings and Wollaston with a wider selection of shopping, schools and leisure amenities available in Olney, Wellingborough, Rushden Lakes and Northampton. Main line stations are located in Wellingborough and Northampton with London only 55 minutes away. The A45 and M1 are also very accessible making this ideal for commuters.

### Property Information, Services & Utilities:

Services: Mains connected electric, gas, water & sewerage. Solar panels installed.

Heating: Electric underfloor heating.

Broadband: Ultrafast broadband available, we advise you speak with your provider.

Mobile signal: 4G & 5G available, we advise you speak with your provider.

Parking: On street parking.



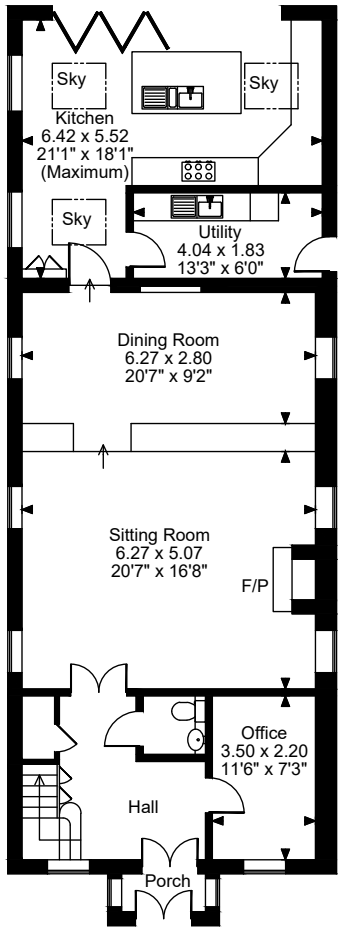
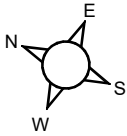




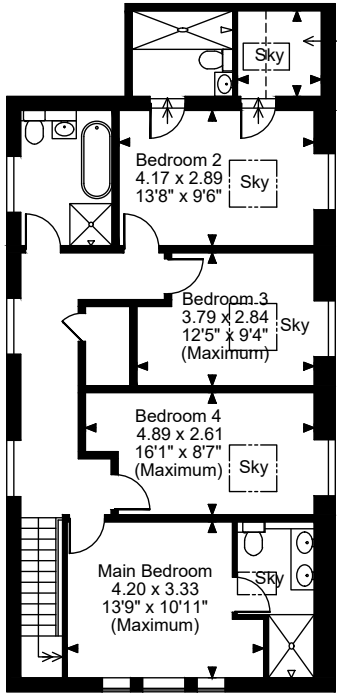




**The Old Chapel, Main Road, Grendon, Northampton**  
**Approximate Gross Internal Area**  
**2124 Sq Ft/197 Sq M**



**Ground Floor**



**First Floor**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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Tenure: Freehold  
 Council Tax Band: F

*Guide price* £750,000



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	44 E	46 E
21-38	F		
1-20	G		



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2025 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 754062833 Registered Office: 5 Regent Street, Rugby, Warwickshire, CV21 2PE. Printed





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PARTNER

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