



Anjeli Chapel Northgate, Pinchbeck, PE11 3TB

£495,000

- Historic Charm – A beautifully converted 1925 chapel with original stained glass and vaulted ceilings.
- Spacious Living – Double-height lounge, snug, dining room, and well-equipped kitchen with Rayburn stove.
- Comfortable Bedrooms & Bathrooms – Multiple bedrooms, including a private principal suite, plus stylish ensuite and shower rooms.
- Blend of Traditional & Modern Features – Period details such as ornate cornicing, ceiling roses, and parquet flooring, combined with modern conveniences like secondary glazing and Velux windows. UPVC double glazed windows and doors.
- Lovely Outdoor Space – Enclosed garden with patio, lawn, and open field views.
- Viewing Essential To Appreciate The Quality Of Property On Offer.

This exceptional property, nestled in the heart of West Pinchbeck, offers a rare opportunity to own a piece of local history. Originally opened in 1925, the Chapel is celebrating its centenary this year, standing as a testament to the community's heritage and the skill of its builders.

In 1842, a plot of land was purchased on Northgate to establish a Primitive Methodist Chapel. By 1909, the growing congregation necessitated the addition of a schoolroom at the rear. As the community flourished, particularly during and after the First World War, the Chapel was outgrown, leading to the construction of the present building. The new, larger Chapel was formally opened in October 1925 with an impressive 400-strong congregation in attendance.

The Chapel's design was inspired by the Wesleyan Methodist Chapel in Moulton Chapel, and the names of local families who helped fund its creation are still engraved in the stonework. The vibrant stained glass windows, depicting daffodils and tulips—flowers that were prevalent at the time—add to the building's charm, casting a beautiful light into the space.

Having been lovingly converted, this magnificent property retains many of its original features, including the soaring vaulted ceilings and intricate stonework, while seamlessly integrating contemporary finishes. Whether you're drawn to the impressive stained glass, the spacious open-plan layout, or the sheer character of the building, this Chapel conversion is a true masterpiece.

The Chapel's fascinating history, combined with its stunning conversion, makes this a rare find in West Pinchbeck. Whether you're looking for a character-filled family home, a place to entertain, or simply an extraordinary living space, this property provides a distinctive setting to live, work, and relax.

Don't miss the chance to own this incredible piece of history. Contact us today to arrange a viewing and discover more about this once-in-a-lifetime property.

Entrance Hall 5'10" x 10'7" (1.78m x 3.24m)



As you step through the solid wood entrance door, you are welcomed into the charming Entrance Hall, an inviting space that sets the tone for the rest of this unique property. Natural light floods in through the double-glazed window to the side, highlighting the exquisite parquet flooring with a traditional matwell. The ornate cornicing and matching ceiling rose reflect the property's rich architectural heritage, while the high skimmed ceiling adds to the sense of space. For added warmth, an antique-style radiator brings character, and a loft hatch leading to a small void where the main electrical consumer unit is located. The wall-mounted security alarm panel and fire system control panel ensures peace of mind in this elegant home.

Utility Room 9'7" x 14'2" (2.93m x 4.33m)



The spacious Utility Room offers a perfect blend of functionality and style. A PVCU double-glazed window to the side provides ample natural light, while the recessed spotlighting in the skimmed

ceiling creates a bright, welcoming atmosphere. The quarry-tile floor adds a rustic touch, and the anthracite vertical column radiator ensures the room stays warm and comfortable.

The room is fitted with both base and full-height units, offering generous storage space, with a matching worktop and upstand for ease of use. The composite sink and drainer, complete with a mixer tap and integrated washing machine ensure practicality. A stairway leads to one of the bedrooms, with a convenient under-stairs cupboard for additional storage. A feature glass block window adds a stylish and unique touch, allowing light to filter through while maintaining privacy.



Bedroom 9'5" x 13'10" (2.88m x 4.24m)



This charming Bedroom boasts a tranquil and airy atmosphere, enhanced by the Velux window that floods the space with natural light. The vaulted ceiling adds character, and the skimmed ceiling and radiator complete the room. For added

convenience, there is a door leading to the ensuite, providing a private retreat within this beautifully converted home.



Ensuite 6'2" x 7'11" (1.90m x 2.42m)



The elegant ensuite offers a touch of luxury, with a Velux window allowing natural light to fill the space and highlighting the stunning vaulted ceiling. The smooth, skimmed finish creates a clean, modern feel, while the vinyl flooring adds a practical yet stylish touch. Half-height wall tiling with a built-in storage nook providing both convenience and a touch of character.

The traditional-style freestanding bath is a standout feature, complete with a mixer tap and a classic telephone-style shower attachment. Completing the suite are a close-coupled toilet and a pedestal wash hand basin, all thoughtfully designed to complement the period style of the property.

WC 3'11" x 6'11" (1.21m x 2.12m)

A beautifully appointed cloakroom that perfectly blends period charm with modern convenience. Featuring an ornate cornice and a striking ceiling rose, this space is enhanced by a luxurious marble-tiled floor and half-height tiling with a classic dado rail. The antique-style radiator adds a touch of heritage, while the traditional close-coupled toilet and pedestal wash basin complete the room.

Hallway 10'3" x 11'11" max (3.13m x 3.65m max)

A welcoming hallway with ornate cornice to the ceiling, complemented by a marble-tiled floor. An antique-style radiator adds a traditional touch.

**Snug 13'1" x 11'9" (4.00m x 3.60m)**

A cosy and characterful space featuring a beautiful stained glass window with secondary glazing, adding both charm and practicality. The ornate cornice and ceiling rose highlight the room's period details, while the dado rail and wall panelling enhance its traditional feel. An antique-style radiator completes the space, providing warmth and a classic touch.

Lounge 19'3" x 29'10" max (5.87m x 9.11m max)

The breathtaking heart of the home, set within the chapel's original double-height nave. A grand chandelier hangs overhead, while magnificent stained glass windows flood the space with natural light. A combination of carpet and parquet flooring enhances the warmth and texture of the space, complemented by two antique-style radiators. A cast iron stove set on a slate hearth provides a cosy focal point, while stairs lead up to a galleried landing with useful under-stairs storage.

**Dining Room 23'5" x 11'9" (7.15m x 3.60m)**

A characterful space featuring stained glass windows with secondary glazing and ornate cornice with ceiling roses. The parquet and tiled flooring add practicality. A marble feature fireplace sits at the heart of the room, with alcove storage on either side topped with slate. Two antique radiators complete the room.



Kitchen 12'7" x 8'8" (3.85m x 2.65m)

Opening to 2.91m x 1.42m. A bright and practical space featuring a vaulted ceiling with a Velux window and a PVCu double-glazed window to the side. The tiled flooring complements the fitted base and eye-level units, which are finished with tiled worktops and a matching backsplash. An inglenook-style recess houses a Rayburn stove, adding character and there is a twin bowl composite sink and drainer with mixer tap over. The kitchen also provides space and plumbing for a dishwasher, room for an American-style fridge freezer, and a separate induction hob with an integrated electric oven and grill. A door leads to the rear hall.

**Rear Hall 9'7" x 5'3" (2.93m x 1.62m)**

Linking the hallway, kitchen and rear reception hall with skimmed ceiling and recessed spotighting.

Reception Hall 20'5" x 26'3" max (6.24m x 8.01m max)

A spacious, double-height area featuring a decorative side PVCu double glazed window and PVCu double glazed French doors leading to the rear garden. The space has tiled flooring, ceiling spotlights, and an anthracite vertical column radiator. A cast iron stove sits on a glass hearth, adding a focal point. A door leads to the shower room, and a staircase provides access to a bedroom.



Shower Room



A practical and well-finished space featuring a panelled ceiling with a spotlight and wet room flooring. The fully tiled walls include a useful storage nook, while the fitted shower enclosure has a chrome shower riser, rainfall shower head, handheld attachment, and a glass folding door. A wall-mounted wash basin with chrome taps and a close-coupled toilet with a push-button flush complete the room.

Bedroom 9'4" x 24'10" (2.85m x 7.58m)



A bright room with a vaulted and skimmed ceiling. PVCu double-glazed French doors open onto a rear balcony, which features an external spiral staircase. The space also includes a radiator and a distinctive glass block window.



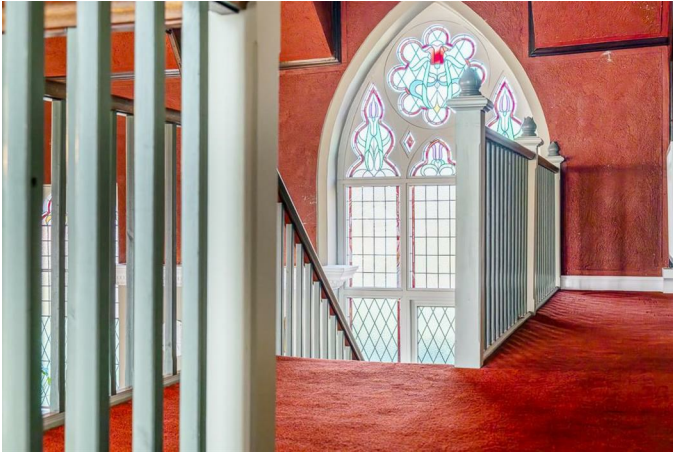
Hobby Room 16'4" x 8'5" (5.00m x 2.58m)



A versatile space with a vaulted and skimmed ceiling, complemented by a Velux-style window for natural light. It features oak flooring, a radiator, wall mounted electric consumer unit and a PVCu double-glazed window and door leading to the rear.



Landing



A galleryed landing overlooking the lounge, with two radiators and providing access to the bedrooms, shower room, and second floor.



Bedroom 11'1" x 12'6" (3.38m x 3.83m)



A characterful room featuring a stained glass window, a skimmed ceiling with coving and a ceiling rose, and a radiator. A door leads to the ensuite.



Ensuite 9'4" x 5'10" (2.86m x 1.79m)



A well-appointed space featuring a skimmed ceiling with coving, an extractor fan, and vinyl flooring. The half-height wall tiling with a dado rail adds a classic touch, while a hospital-style radiator provides warmth. The three-piece suite includes a freestanding bath with a chrome mixer tap and telephone-style shower attachment, a close-coupled toilet, and a pedestal wash basin with chrome taps.



Bedroom 11'1" x 12'8" (3.39m x 3.88m)



A charming room featuring a stained glass window with secondary glazing, a radiator along with coving and a ceiling rose.

Bedroom 9'4" x 12'10" max (2.87m x 3.92m max)



A unique room featuring a stained glass window with secondary glazing, a skimmed ceiling with coving and a ceiling rose, and a radiator. An interesting curved wall adds character while allowing access to the second floor.

Shower Room 9'2" x 6'3" (2.80m x 1.91m)



A practical space with a skimmed ceiling and vinyl flooring. It includes a tiled shower cubicle with a glass door, a close-coupled toilet, and a pedestal wash basin.

Second Floor



A private principal suite featuring a landing area that leads to a shower room, a walk-in wardrobe, and a spacious bedroom.



Bedroom 10'9" x 15'7" (3.28m x 4.76m)



Skimmed and vaulted ceiling with Velux windows giving views over West Pinchbeck fields, two

radiators, built in eaves storage, walk in wardrobe with built in hanging rails.



Shower Room 8'3" x 6'4" (2.53m x 1.94m)



A well-equipped space with a skimmed ceiling, recessed spotlights, and an extractor fan. It features vinyl flooring, a built-in airing cupboard, and eaves storage. The fitted shower cubicle includes an Aqualisa shower with glass sliding doors, while a wall-mounted wash basin with a chrome mixer tap and a close-coupled toilet with a push-button flush complete the suite. A chrome wall-mounted heated towel rail adds warmth and convenience.

Outside



Anjeli Chapel is situated near the junction of Northgate and Six House Bank in West Pinchbeck. A driveway at the front provides off-road parking and leads to the main entrance. Gated side access opens to the enclosed rear garden, which features a timber fence with a low-level section at the rear, offering uninterrupted views over open fields. The garden includes a lawn with planted borders, a patio seating area, and practical elements such as a central heating oil storage tank, a treatment plant, and external power, lighting, and a cold water tap which is located near the front door.

Property Postcode

For location purposes the postcode of this property is: PE11 3TB

Additional Information

PLEASE NOTE:

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PLEASE NOTE: Historical information has been provided by the current Vendors.

Verified Material Information

Tenure: Freehold

Council tax band: D

Annual charge: No

Property construction: Brick Built

Electricity supply: Mains

Solar Panels: No

Other electricity sources: No

Water supply: Mains

Sewerage: Private Sewerage Treatment Plant

Heating: Oil Heating

Heating features: Wood/Multi Fuel Burner

Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast is available.

Mobile coverage: As stated by Ofcom, Indoor - EE is None over Voice and Data. Three is None over Voice and Data. O2 is Limited over Voice and Data. Vodafone is None over Voice and Data.

Mobile coverage: As stated by Ofcom, Outdoor - EE is Likely over Voice and Data. Three is Likely over Voice and Data, O2 is Likely over Voice and Data. Vodafone is Likely over Voice and Data.

Parking: Driveway

Building safety issues: No

Restrictions: No

Public right of way: No

Flood risk: Surface water - very low. Rivers and the sea - low. Other flood risks - Groundwater - flooding from groundwater is unlikely in this area. Reservoirs - flooding from reservoirs is unlikely in this area.

Coastal erosion risk: No

Planning permission: Please refer to South Holland District Council Planning Portal for any planning applications.

Accessibility and adaptations: No

Coalfield or mining area: No

Energy Performance rating: D64

Viewing Arrangements

Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

Offer Procedure

Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance Money Laundering Regulations 2017 (MLR 2017). The business will perform a Money Laundering Check as part of its Money Laundering Policy.

If a cash offer is made, which is not subject to the sale of a property, proof of funds will be requested or confirmation of available funds from your solicitor.

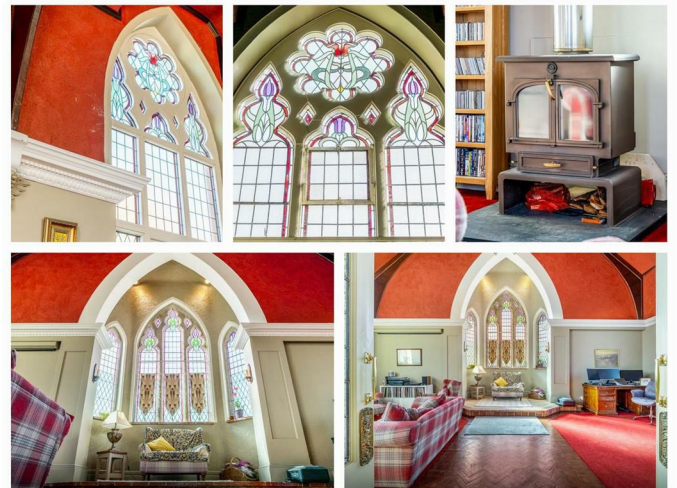
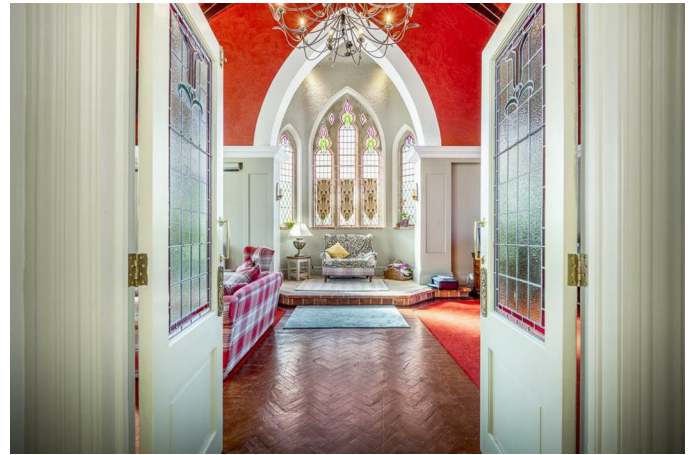
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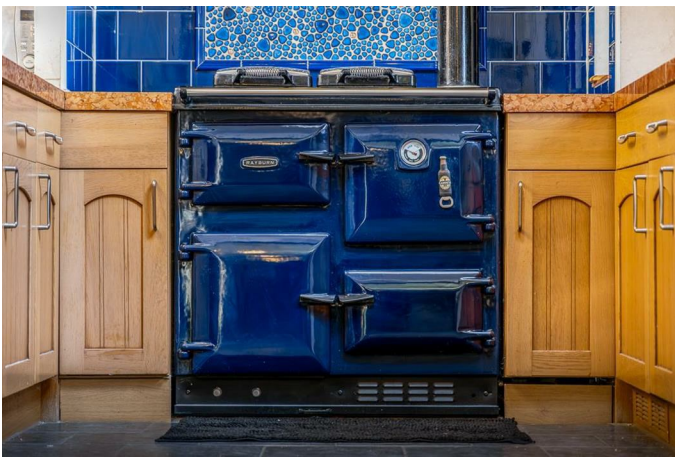
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

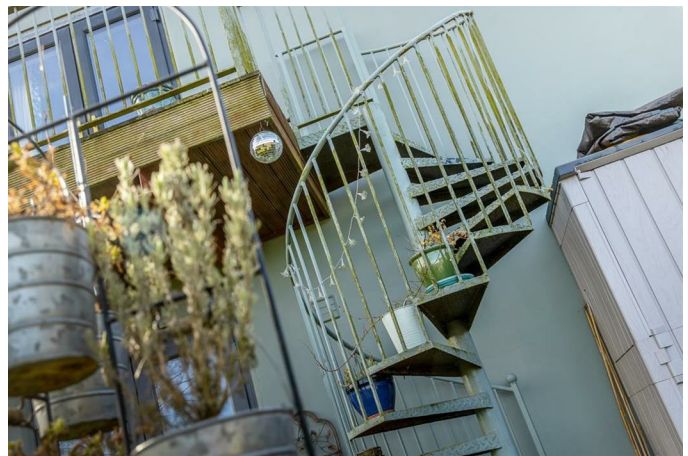
We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

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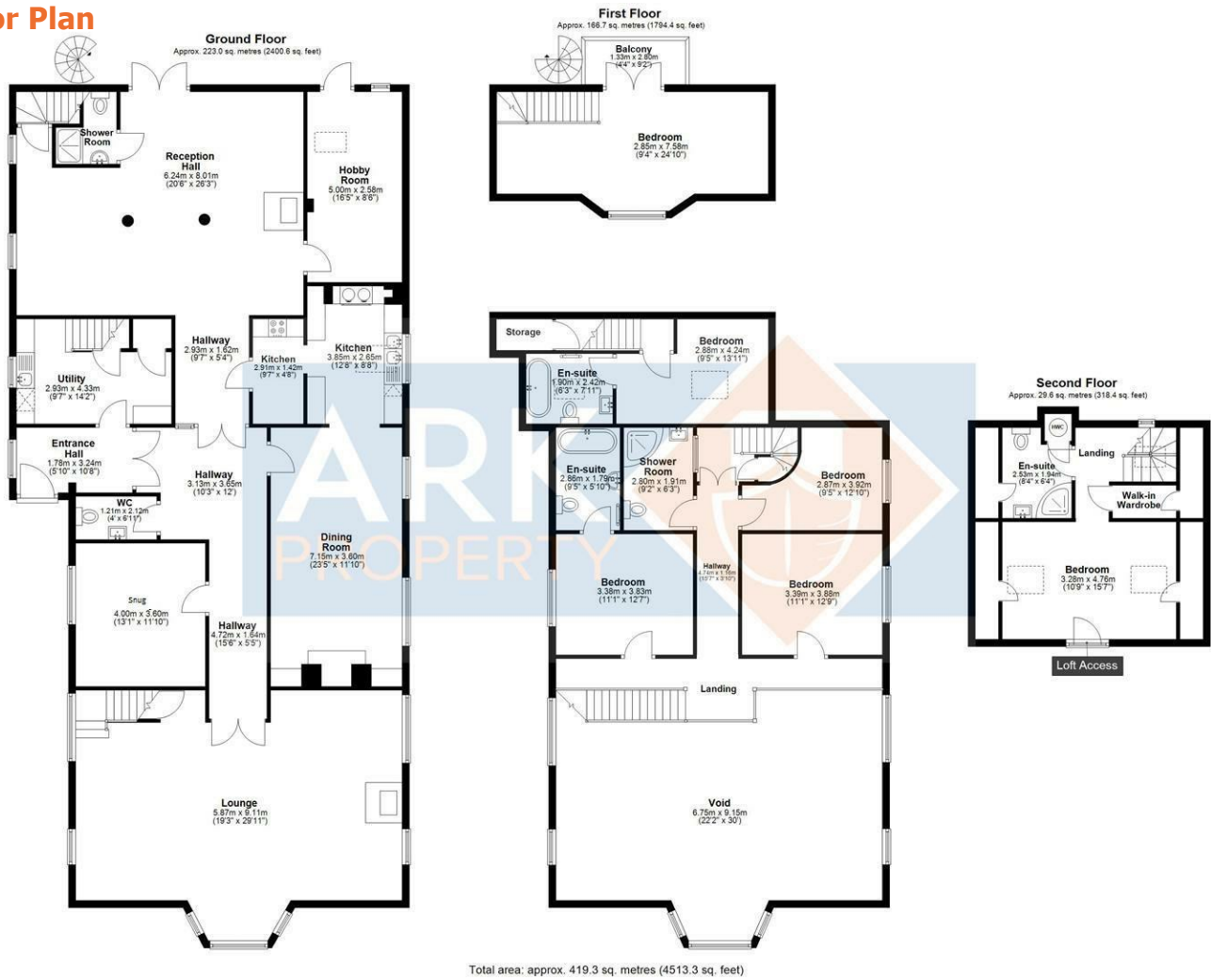




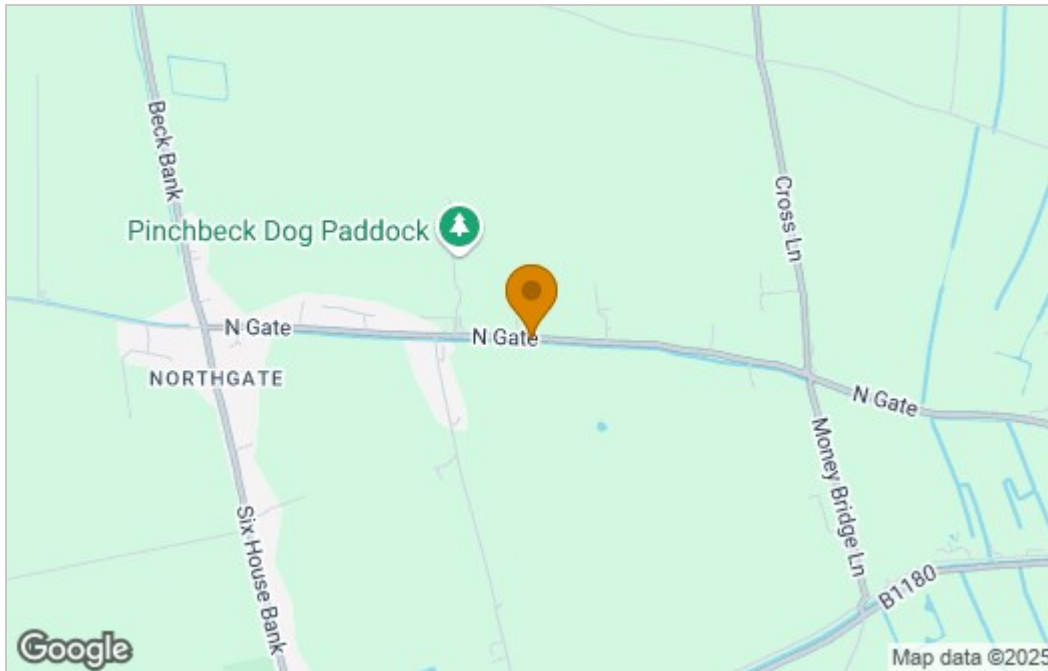




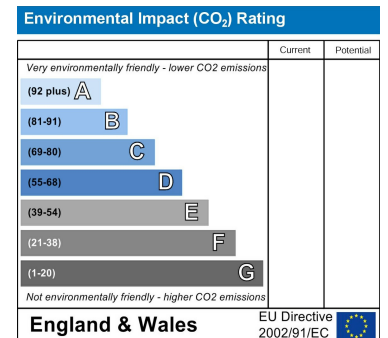
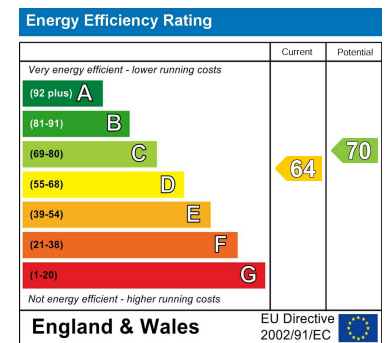
Floor Plan



Area Map



Energy Efficiency Graph



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