



St John Bosco, Besford Court, Besford

£475,000

- Grade II former chapel dating back to the Elizabethan era
- Stunning and unique character features throughout including leaded and stained windows
- L-shaped sitting/dining room with snug and original feature wood panelling
- Kitchen with integrated appliances
- Private mature garden with ornamental pond
- Garage and parking for two vehicles
- Located on the sought after Besford Estate
- No upward chain

Nigel Poole
& Partners

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****AN OPPORTUNITY TO PURCHASE A FORMER CHAPEL DATING BACK TO THE ELIZABETHAN ERA**** Located on the historic Besford Court Estate this property is believed to have originally been a cider barn and became a chapel and library used by the headmaster when the estate became a school. The property is filled with character and has many original features including a beautiful carved wood screen, exposed beams, leaded and stained windows, parquet and oak flooring and wooden doors. Oak doors with leaded windows lead into the entrance hall with beams and part panelled walls. The sitting/dining room is stunning with its high vaulted ceilings, snug with an original wood carved alter, exposed brick fireplace with open fire. The bay window has steps down to the garden. The room is overlooked by a gallery landing/office. Kitchen with integrated appliances. The master bedroom and bathroom are located on the first floor with a second bedroom on the ground floor. The mature rear garden is private with a gravelled seating area, pergola and ornamental pond with water feature. There are two storage sheds and a log store. Garage and parking for two vehicles.

Front

Fore-garden with pathway leading to the garage and to the side into the rear garden.

Entrance Hall

Oak entrance doors with leaded windows. Wall panelling. Parquet wood flooring. Stairs rising to the first floor with storage cupboard below. Radiator.

Sitting/Dining Room 20' 2" x 18' 8" (6.14m x 5.69m)

Dual aspect room can only be described as breath taking with high/vaulted ceilings and original leaded, stained windows. The focal point of the room is the snug area which is framed with the original wood carved rood screen and has an exposed brick chimney breast with iron fire grate. The room has exposed beams, parquet wood flooring and bay window which opens to steps down into the garden. Gallery landing/office. Radiator.



Snug 11' 5" x 4' 5" (3.48m x 1.35m)

Wall panelling. Exposed brick fireplace and hearth with open fire.

Kitchen 9' 9" x 8' 9" (2.97m x 2.66m)

Wall and base units surmounted by work surface. Stainless steel sink and drainer with mixer tap. Tiled splash backs. Integrated oven and four ring electric hob with extractor hood, integrated fridge freezer and dishwasher. Cupboard housing the Worcester oil-fired combination boiler. Radiator. Laminate flooring.



Landing

Ceiling and wall beams. High leaded window. Oak flooring.

Master Bedroom 18' 6" x 8' 10" (5.63m x 2.69m)

Dual aspect room with vaulted ceiling. Oak flooring. Stairs up to gallery/office.

Bedroom Two 9' 6" x 7' 7" (2.89m x 2.31m) min

Dual aspect leaded windows. Exposed beams. Parquet flooring. Radiator.

Bathroom 8' 1" x 6' 5" (2.46m x 1.95m)

High sloped ceiling with window. Roll top cast iron bath. Separate tiled shower cubicle with mains fed shower. Pedestal wash hand basin. Low level w.c. Tiled splash backs. Oak flooring. Radiator.

Gallery Landing/Office

Overlooking the sitting room and currently used as an office. Oak flooring. Radiator.

Rear Garden

Enclosed rear garden with mature planting and borders containing evergreen and greenery all year round. Raised decking with lighting and views to the pond with waterfall feature. Gravel seating area and pergola. Two storage sheds and a log store. Wooden arch with weeping cedar.



Garage

Double wooden doors to the front. Light, power and an alarm. Roof space boarded for storage.



Location

Located on the Besford Court Estate, which is registered as a historic garden, all of the residents enjoy privileged access to the beautiful 35 acre grounds which provide lovely walks, community and family facilities and tennis courts – all within a peaceful and scenic location. Approx £117 service charge payable monthly.

Broadband and Mobile Information

To check broadband speeds and mobile coverage for this property please visit:

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker> and enter postcode WR8 9LZ





GROSS INTERNAL AREA
 GROUND FLOOR: 597 sq. ft, 55 m², FIRST FLOOR: 243 sq. ft, 23 m²
 EXCLUDED AREAS: GARAGE: 129 sq. ft, 12 m², FIREPLACE: 4 sq. ft, 0 m², LOW CEILING: 226 sq. ft, 21 m²,
 BALCONY: 63 sq. ft, 6 m²
 TOTAL: 840 sq. ft, 78 m²
 Sizes And Dimensions Are Approximate, Actual May Vary.



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