



# Chapel House

Glenridding, Penrith, CA11 0PG

Guide Price £800,000







# CHAPEL HOUSE

## Glenridding, Penrith

First impressions count. An arched pink sandstone door surround is carved "Weslyan Chapel 1890" and rises high above double opening doors making for an imposing entrance. Semi detached Chapel House was purchased by the present owners in 1997 from the original developer who had started but not finished this attractive conversion project. At once recognizing that this was an opportunity not to be missed to create a unique home for their family, they embraced the opportunity to complete the work and put their own individual stamp on it. Chapel House offers a degree of flexibility and over the years has been a family home with five bedrooms, a three bedroom main residence with two bedroom accommodation for lodgers (or it would equally well suit a dependent relative!) and now, three bedrooms and extra reception rooms – a dining room, library, snug and cinema. It would also make a successful holiday let, sleeping 10. It is just a matter of yards from the shore of Ullswater which, at 7 miles long is the Lake District's second largest lake after Windermere.

Large original stone mullion chapel windows (some with leaded and stained glass) feature throughout the property. Where possible the chapel's original deep pitch pine internal joinery has been retained and features in both panelled doors and reveals.

If you like period details and interesting living spaces making for highly atmospheric and charismatic accommodation with the advantage of flexible bedroom numbers, lake and fell views and being in the heart of the Lake District, then this could be the one for you. The fell view to the front is towards Place Fell and to the south to Glenridding Dodd, Sheffield Pike and Arnison Crag.

Ullswater's length stretches from Patterdale in the south to Pooley Bridge in the north and is flanked on either side by dramatic mountain scenery with quiet wooded bays and coved shore lines contrasting with imposing rock faces and crags. Right from the doorstep there are innumerable walks and, whether you are heading for the summit of Helvellyn or more inclined for a stroll around the lake shore, all is on hand.

The village of Glenridding offers the essentials of two local convenience stores, we understand they are open till late. There are numerous cafes and some of them serve meals late at night. There is the Inn on the Lake, which has various eating venues and a selection of characterful pubs. Glenridding village has a doctors surgery and a Post Office van that comes round every week. On Ullswater itself you can try sailing, kayaking, paddle boarding and wild swimming or perhaps take a cruise on one of the steamers. Further along the lake are hotels with restaurants open to the public.

Penrith also has a fully active theatre, schools for all age groups, plus a grammar school and a college.

Leaving the valley, other Lake District resorts are easily accessible; Windermere (13.1 miles), Bowness and Windermere (14.1 miles), Ambleside (15.6 miles), Keswick (15.9 miles) and Grasmere (20 miles). The historic market town of Penrith (13.4 miles) has a good range of shops as well as a choice of supermarkets; Booths, M&S, Sainsbury's and Morrisons.





## Accommodation

### Ground Floor

#### Entrance Porch

Double opening doors open to an attractive and authentic entrance that has hardly changed over the years; stone flag floor having inset mat well and cloaks cupboard.

#### Main Reception Room

Created in what would have been the main chapel, this is a very impressive and vast space with four original windows with seats all along the front elevation providing impressive lake views with the fells as a backdrop. The ceiling has a high level plaster curve and cornice, all in all a very atmospheric space, the perfect party room for having friends over and a dream to decorate at Christmas.

Set on two levels, there is an everyday dining area (conveniently placed next to the kitchen) with cloaks cupboard and seven steps up to the primary sitting area on a raised mezzanine floor (providing an excellent undercroft storage space beneath). On the wall hangs one of the original chapel signs, salvaged from the building work and now taking pride of place. As part of the history of the building, the sign will be included in the sale.

The generous sitting area offers space to work (a great room for a desk), rest (in front of the working open fireplace) and play (there's a low level table set up in front of the far window which makes a wonderful games table or spot for a jigsaw (table and jigsaw not included!) A short flight of seven steps leads up to the main bedroom accommodation.

#### Kitchen

*19'8 x 11'11 (5.99m x 3.62m)*

Fitted by Southey Interiors of Keswick, a well equipped kitchen with cream panelled fronted units with black granite worktops, corner open shelving, book/display shelves and basket drawers. There is a breakfast bar and also space for a small table and chairs. Appliances included comprise a Classic 110 Rangemaster, plumbing for washing machine, integrated Bosh microwave, Smeg fridge freezer, Siemens dishwasher and separate freezer.





### Utility Room

*11'4 x 5'3 (3.45m x 1.59m)*

Matching units and worktops to the kitchen ensure a seamless look with plumbing for a washing machine (Hotpoint) and space for a tumble drier (Indesit). Cupboard housing a Grant central heating boiler and a hot water storage tank.

### Shower Room

Not your average shower room as it has not only a tiled shower cubicle, pedestal wash basin and toilet, but an electric sauna – audio enabled and getting up to temperature in around 30 minutes. This is perfect if you return after a long cold or wet day on the fells and need to warm up.

### Inner Hall

Leading to:

### Library

*22'9 x 13'11 (6.93m x 4.23m)*

A lovely seating area with shelved recess.



### Dining Room

*13'5 x 12'4 (4.09m x 3.75m)*

Very atmospheric for enjoying a meal with family and friends, the dining room has a feature corner cast iron fireplace, an original pitch pine fitted cupboard and a lovely high ceiling.



### Snug

With the same high ceiling, a door to the front terrace and stairs rising to the Cinema Room.

### First Floor

The first floor is approached by two staircases, one from the main sitting room, a second from the snug.

From the main sitting room steps lead to :

### Landing

Loft hatch with pull down ladder to attic room. Part boarded and carpeted, there is power, light, two Velux skylights, two small windows in the gable ends and good head height. Perfect for a train or Scalextric set!

All three bedrooms have a curved plaster ceiling detail over the top section of the stone mullion chapel windows making for characterful rooms.



### Master Bedroom

*12'5 x 11'2 (3.78m x 3.40m)*

Fitted with a wall of wardrobes, corner dressing table, bedside tables and a matching cabinet.



### En Suite Bathroom

With bath, pedestal wash basin, WC, downlighters, shaver light and point, part wall tiling including a recess for toiletries and an old pine door with obscured glazing to the upper panels.

### Double Bedroom Two

*11'1 x 8'8 (3.38m x 2.64m)*

Fitted wardrobe and dressing table with inset light above.

### Double Bedroom Three

*11'11 x 10'5 (3.64m x 3.17m)*

Good sized double room, currently used as a hobby room.

### House Bathroom

Perfect for tired legs after a day on the fells, there's a spa bath with a Mira shower over, pedestal wash basin and toilet. Shaver light and point.

### Cinema Room

*17'10 x 13'9 (5.44m x 4.18m)*

Nestling in the apex of the roof having a feature exposed stone wall and Velux skylight with blackout blind, the room is already fully set up and equipped. There is an Epson projector and wall mounted screen (approximately 10 foot), a drinks fridge tucked into the eaves space means you need never miss a moment. The screen is connected so you can watch all of your favourite screening services not just DVDs.



## Outside

Chapel House is approached from a gated pedestrian access off the road with a carriage light, four steps and then a paved gently rising path leads up a terrace that runs the full length of the property, widening at the far end to form a seating area (the view from here is delightful, across to the lake).

A tall wrought iron gate under an arch leads to the path at the side of the property, leading up to the terraced garden at the back of the house. A retaining wall with small pond, water feature and established planting. Nine steps lead up to a seating terrace, paved with wrought iron railings. This makes a lovely private spot for garden furniture. Ten steps then rise to the upper garden with lawn and rocky outcrop. The views from the back garden are across the village due south to the fells.

Externally is an outside tap, electric double socket, lighting and the electricity meter.

There are two parking spaces at the far end of the adjoining property.

## Directions

[www.what3words.com](http://www.what3words.com) lifetimes.promoted.plenty

Use the postcode CA11 0PG on Sat Nav with reference to the directions below:

Approaching from Ambleside take the Kirkstone Pass road from the mini roundabout at the northern end of the town continue up the hill to the T junction opposite the Kirkstone Pass Inn. Turn left and continue down the road, passing Brotherswater on the left before reaching the village of Patterdale with Ullswater itself on your right. Continue through Patterdale and on reaching Glenridding pass the main public car park and the property is found a short distance along on the left. There is a car parking area to the far side of the dwelling.

## Services

Mains electricity and water. Oil fired central heating to radiators. Drainage to a Biodisk treatment plant which is easily accessible. Internally there is a smart lighting system and surround sound in some rooms. Security alarm.

## Tenure

Freehold

Please note: Carpets, curtains, curtain poles, blinds, light fittings and kitchen appliances as listed are all included in the sale. Washing machine and tumble drier available.

## Local Authority and Council Tax band

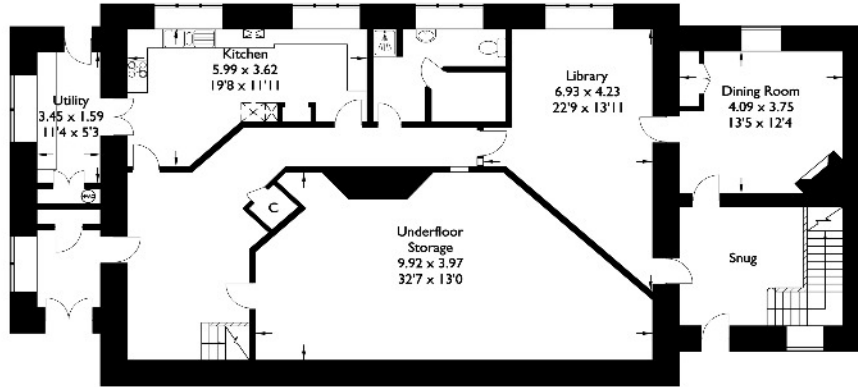
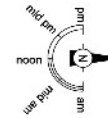
Westmorland and Furness Council – band G



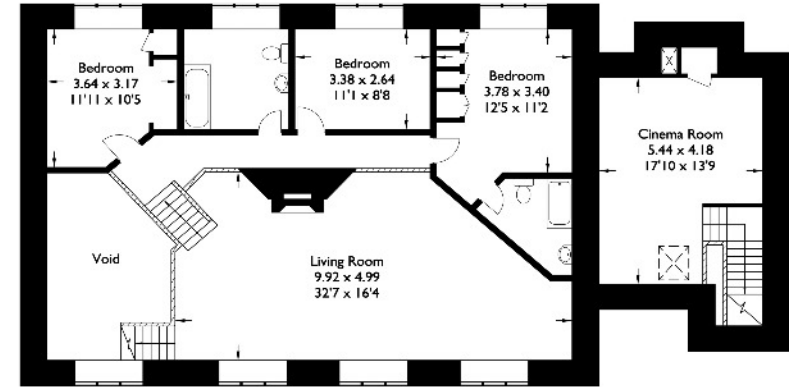


# Chapel House

Approximate Gross Internal Area : 293.53 sq m / 3159.53 sq ft  
 Total : 293.53 sq m / 3159.53 sq ft

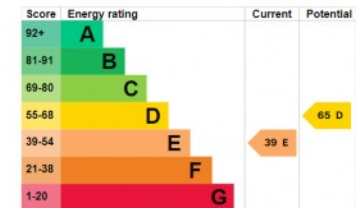


Ground Floor



Split Level First Floor

For illustrative purposes only. Not to scale.  
 Whilst every attempt was made to ensure the accuracy of the floor plan,  
 all measurements are approximate and no  
 responsibility is taken for any error.



Viewing is strictly by appointment with the sole agents

The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details are correct, however, purchasers and their conveyancers should make their own enquiries as to accuracy, especially where statements have not been verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.

Loughrigg Villa, Kelsick Road, Ambleside, LA22 0BZ

T 015394 32220

e sales@matthewsbenjamin.co.uk

w www.matthewsbenjamin.co.uk

