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High Street, Binbrook



When it comes to
property it must be


lovelle



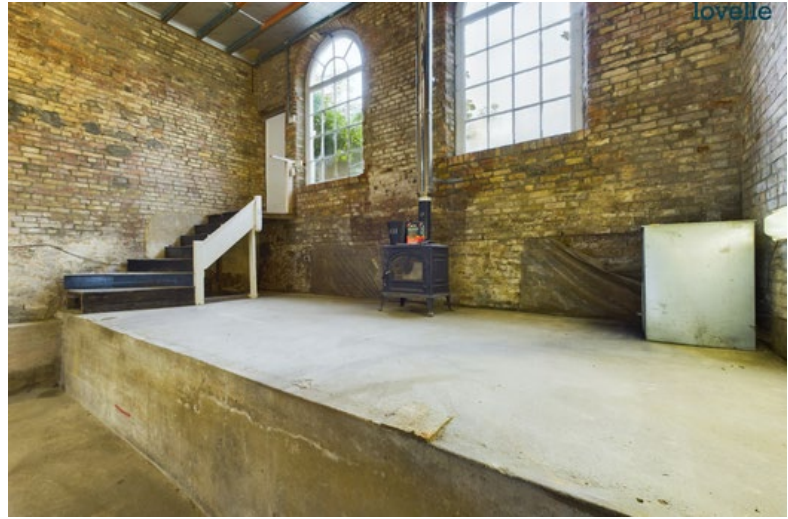
£130,000



UNIQUE OPPORTUNITY. Substantial Detached from chapel with planning permission granted for a conversion to 3 BEDROOM DETACHED HOUSE. Conversion comprising porch, entrance hall, kitchen dining room, utility, WC, lounge, 3 bedrooms and bathroom. PARKING AND GARDENS. NO ONWARD CHAIN

Key Features

- Unique Opportunity
- Detached Former Chapel
- Planning Permission for Conversion
- 3 Bedroom Detached House
- Full of Character & Charm
- Gardens & Parking
- EPC rating D
- Tenure: Freehold



Situation

Situated in the charming village of Binbrook which has a wealth of amenities including a good primary school and early years centre, GP surgery, Post office, Village store, Take away, Hairdressers and Village Pub. Binbrook is just 8 miles from the popular market town of Market Rasen, 9 miles from the market town of Louth and 12 miles from Grimsby.

Property Details

This property presents an excellent opportunity for someone looking to invest in a unique home conversion project. The substantial size and character of the former chapel, combined with the scenic location in a popular Wolds village, make it an appealing prospect for creating a spacious and distinctive home.

This substantial former Chapel offers a unique opportunity to create an interesting and spacious home. The building, which currently serves as a garage and workshop/store, includes a first-floor gallery. Full planning consent for conversion has been granted. The proposed conversion plans include a parking, as well as a sunny garden area at the rear and side terrace.

Proposed Accommodation

Ground Floor: Kitchen Dining Room, Hallway, Utility Room, WC / Cloakroom, Lounge

Mezzanine Level: Lounge

First Floor: Landing, Three Bedrooms, Bathroom

Exterior: Parking, Rear Garden, Side Terrace, Bin Storage

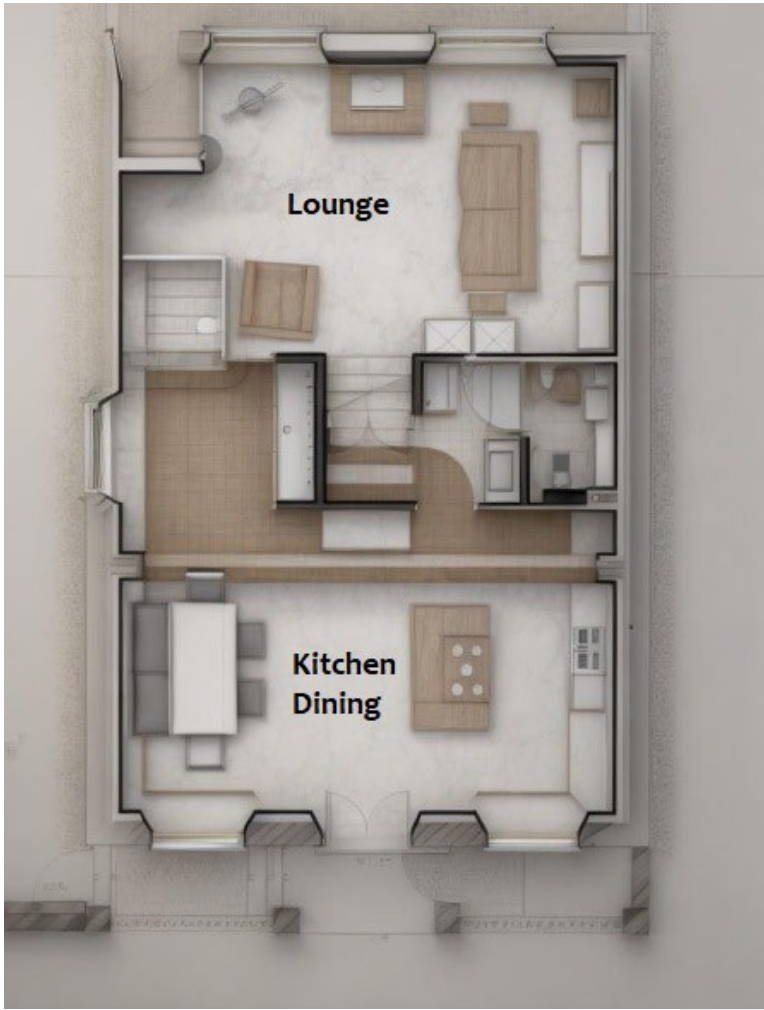
Planning Application Number

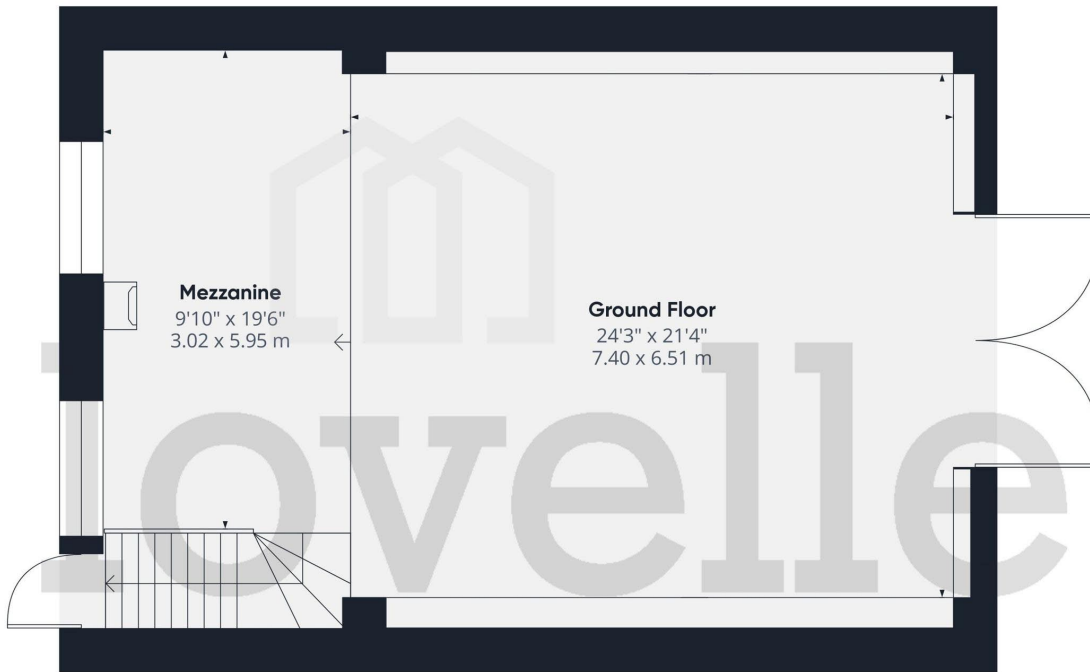
N/017/00973/23

Agents Notes

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These particulars do not form part of any contract and must not be relied upon as statements or representation of fact. All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.






Approximate total area⁽¹⁾

830.01 ft²
77.11 m²

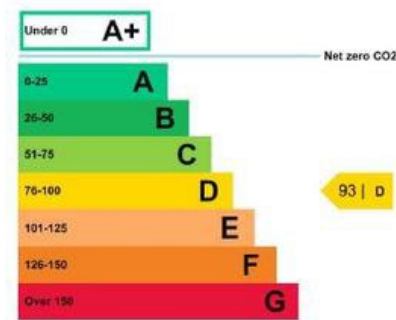
Reduced headroom

60.63 ft²
5.63 m²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



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