



The Chapel, Chorlton Lane, Chorlton, SY14 7ER

Guide Price £1,100,000



in association with



The Chapel, Chorlton Lane

Chorlton, Malpas

PART EXCHANGE

PART EXCHANGE considered with a lower valued property up to £700,000 - further details on request.

"A bright and open home made up of ingenious interlocking volumes"

Standing in a secluded position, against a spectacular backdrop, approached via a country lane, this former Victorian Methodist Chapel, has been remarkably rebuilt and newly transformed under the current ownership to embody the unique qualities of time, space, and light it possesses.

The use of quality/reclaimed natural materials throughout creates a feeling of total serenity, a tone matched by its encased silhouette rising with a steep pitch, hinting at the dramatic and significant volume that lies within.

Reimagined for contemporary/characterful family living over three floors, its carefully composed rooms have been appointed with exceptionally high-quality fittings, in a soothing, contemporary manner, where a generous number of south westerly facing of windows anchor this family home in its peaceful and green surroundings with magnificent views.

Landscaped gardens, grounds, and paddock extending to an estimated half an acre.

The four bedroom Chapel significantly extends to a voluminous 2525 sqft (234.6 m2) including the balcony. Breakdown summary -

- **GF** 919 ft2, **FF** 796 ft2, **BASEMENT** 810 ft2

Plus Garage/potential office internal approx 299 ft2



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- **A SMALL SELECTION OF THE MANY KEY FEATURES OF OUTSTANDING NOTE**

Bespoke Puddle duck kitchen cabinets with marble worktops, matching breakfast bar/island workstation, an array of quality appliances, Quooker tap that does it all, Two oven AGA, Fully opening bi fold doors with magnificent views from the kitchen, Oak twin flighted staircase to first floor with glass panel inserts, classic oak beams and dressed sandstone walls, twin landings to West and East divisions. zoned ground floor understairs heating, Clear view 650 wood burning cast stove on a sandstone plinth, Velux sky lights with opening motors, Clive Christian Cabinets, Ashton Bentley slipper bath, Novellini steam shower cubicle, Novellini shower sanitary ware. Balcony off the master Bedroom. Original chapel front entrance door.

- **GENERAL**

Comment by Mark Johnson FRICS @ Baker Wynne and Wilson

“Driven by a commitment to living well and creating strong connections with nature”

It is a real pleasure to be able to offer a new build of such high quality and individual standing, lovingly constructed to such a high and exacting specification. The result is clear from the moment you arrive noting the classic aesthetic qualities, with its subtle palette of reclaimed materials, all handpicked to age gracefully and add real character to contemporary form and interior.

Your attention will be quickly drawn to the magnificent views and aspect at the rear, perfectly positioned for all day sunshine.



The Chapel (The Methodist Chapel), Chorlton Lane

Chorlton, Malpas

The site lies to the west of the road within a cluster of buildings along each side of Chorlton Lane, with the recently constructed property of Chapel View immediately to the south

The previous chapel was a simple rectangular timber framed building, dating back to 1905 and used as a Methodist chapel until 1956 after which it had stood largely vacant. The building was clad in corrugated iron to the roof and walls with a raised timber suspended floor on a brick plinth.

The property is set within the Open Countryside and also lies in the Chorlton Lane Conservation Area.

- **LOCATION**

The Chapel enjoys a delightful rural position, with magnificent views within the highly desirable hamlet of Chorlton, which has a strong community, centred around the village hall. Nearby Malpas (2 miles) has a range of local shops, restaurants, pubs and amenities including two small supermarkets and is home to an impressive, and well-supported, 14th Century church.

The area is extremely well served educationally with a superb selection of both primary and secondary state and accessible private schools, with the well-respected Bishop Heber High School and Malpas Alport Primary School being only two miles distant. The local area is steeped in history and natural beauty.

The Sandstone trail is considered by many to provide the best walking in South Cheshire and there are a number of footpaths and bridlepaths, including the lengthy Bishop Bennett Way, criss-crossing the surrounding farmland.



The Chapel (The Methodist Chapel), Chorlton Lane

Chorlton, Malpas

With excellent road links and nearby rail links, along with a number of international airports within 1.5 hours' drive, this property would be ideal for those needing to commute further afield for work.

This attractive area combines the best of both worlds offering the opportunity for a truly rural lifestyle whilst still being within close proximity of urban facilities.

- **DIRECTIONS TO SY14 7ER**

What3words /// televise.bring.daunted

Total distance Approx. 14 miles from Nantwich

Pick up the directions from Hampton Heath Roundabout, just outside Malpas village, take the 1st exit onto B5069. Continue onto Chester Rd. Turn left onto High St/B5395. Turn right onto Church St and continue out of the Village Taking the next right turn sign posted Chorlton. Take the next right turn in the Village onto Chorlton Lane and the property will be observed on the left hand side.

- **BUYER'S WATING TO HEAR ABOUT YOUR HOME**

If you like this property, why not request a consultation with a local expert **Mark Johnson**. Mark is a Chartered Estate agent and Valuer who will carefully consider the elements that make your home desirable and maximise its value by accentuating these in your listing. Listening to your goals our engagement with you will go far beyond simply selling your home.



The Chapel, Chorlton Lane

Chorlton, Malpas

Mark is pleased to offer advice prior to the launching your home to the market and will keep you up to date with developing market news in the meantime. Interested - let's start the conversation with how much your property could be worth with the correct marketing advice.

SERVICES

Mains water and electricity. Private drainage. LPG central heating. Ground floor under floor. Basement electrical heaters. Air Band Wifi Service.

TENURE

Freehold

VIEWING

By appt with Baker Wynne and Wilson

COUNCIL TAX

Band TBD.

CONSTRUCTION

Modern high insulation values with powder coated steel sheet clad roof and elevations. 10 year ABC construction Warranty. Final Building Regulation certificate April 2026.



Entrance Hall

6' 11" x 5' 11" (2.10m x 1.80m)

Cloaksroom

6' 0" x 2' 0" (1.83m x 0.61m)

Family / Dining Room

18' 10" x 13' 3" (5.75m x 4.03m)

Sitting Room

19' 0" x 16' 11" (5.78m x 5.16m)

Kitchen / Breakfast Room

18' 10" x 12' 11" (5.75m x 3.93m)

Hallway

18' 6" x 8' 8" (5.65m x 2.63m)

Yoga room**Guest Suite**

18' 4" x 12' 9" (5.60m x 3.88m)

En-suite

7' 10" x 7' 7" (2.40m x 2.32m)

Utility Room

7' 7" x 7' 3" (2.32m x 2.20m)

Library / Study

17' 9" x 12' 9" (5.42m x 3.89m)

Galleried Landing

17' 0" x 11' 9" (5.18m x 3.58m)

Master Bedroom

18' 11" x 12' 10" (5.76m x 3.91m)

En Suite Shower room**Bedroom**

11' 1" x 9' 8" (3.37m x 2.95m)

Bedroom

13' 3" x 7' 5" (4.03m x 2.27m)

Shower Room

9' 3" x 5' 10" (2.83m x 1.77m)



En Suite Shower room

Bedroom

11' 1" x 9' 8" (3.37m x 2.95m)

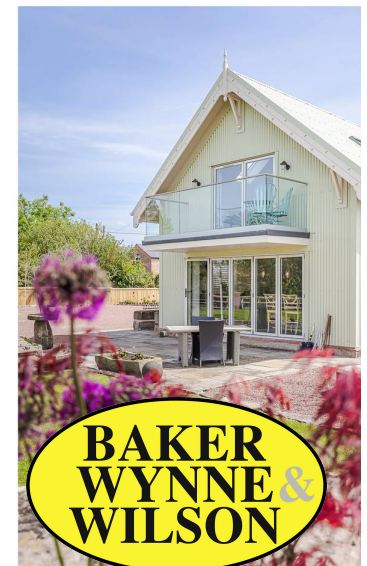
Bedroom

13' 3" x 7' 5" (4.03m x 2.27m)

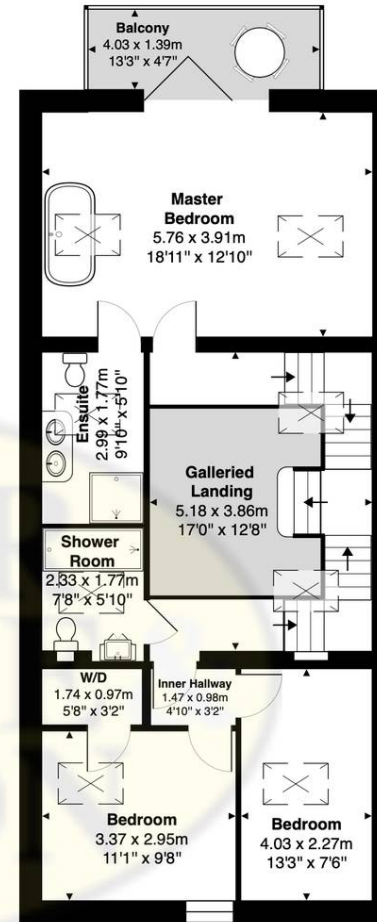
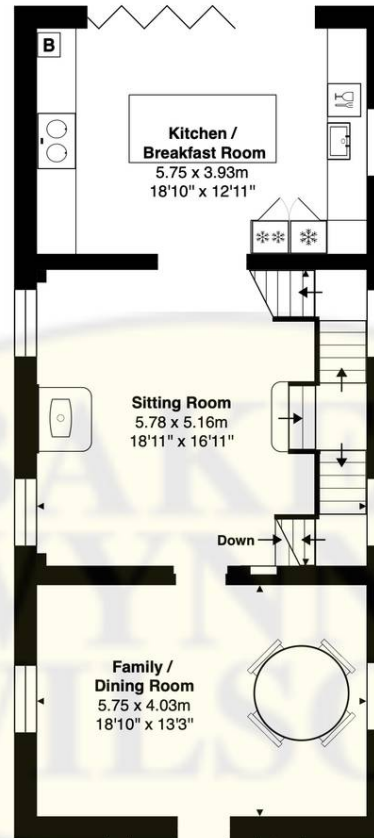
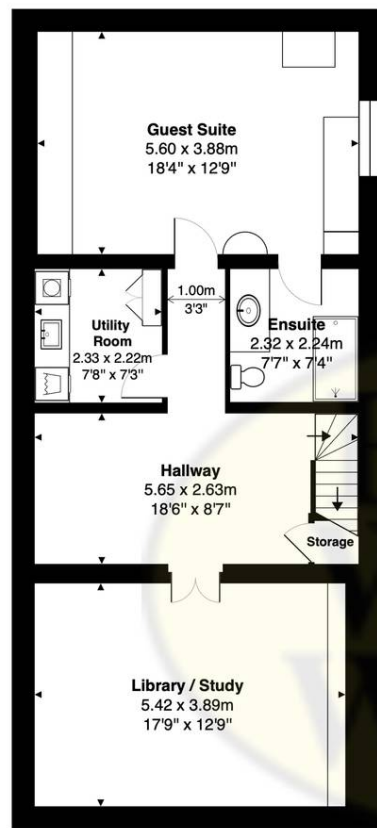
Shower Room

9' 3" x 5' 10" (2.83m x 1.77m)





**BAKER
WYNNE &
WILSON**



THE METHODIST CHAPEL, CHORLTON LANE, CHORLTON, MALPAS, CHESHIRE, SY14 7ER

Approximate Gross Internal Area: 234.6 m² ... 2525 ft² (including balcony)

Whilst every attempt has been made to ensure accuracy, all measurements are approximate, not to scale.
This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser.
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