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High Street, Binbrook



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£115,000



UNIQUE OPPORTUNITY. Substantial Detached former 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. On street parking AND GARDENS. NO ONWARD CHAIN

### Key Features

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



This substantial former chapel offers a rare opportunity to create a distinctive and spacious home, rich in character and located within a scenic and highly regarded Wolds village. With its impressive proportions and unique features, the property is ideally suited to a high-quality residential conversion.

The former Chapel offers a unique opportunity to create an interesting and spacious home benefits from a temporary kitchen and shower room, providing practical facilities during the conversion process. The property has full planning consent granted for residential conversion. Approved plans incorporate a sunny rear garden, and an attractive side terrace.

Further benefits include mains water and drainage, three-phase electrics, fibre broadband and a log burner, offering a strong foundation for development and helping to reduce initial setup costs.

#### Proposed Accommodation

##### Ground Floor:

Kitchen / Dining Room, Hallway, Utility Room, WC / Cloakroom, Lounge

##### Mezzanine Level:

Lounge

##### First Floor:

Landing, Three Bedrooms, Bathroom

##### Exterior:

Rear Garden, Side Terrace, Bin Storage

## 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.

## Kitchen

temporary kitchen with fitted storage units, stainless steel sink unit and water.

## Shower Room

temporary shower room with 3 piece suite comprising low level WC, pedestal hand wash basin and shower cubicle (not connected to drainage)

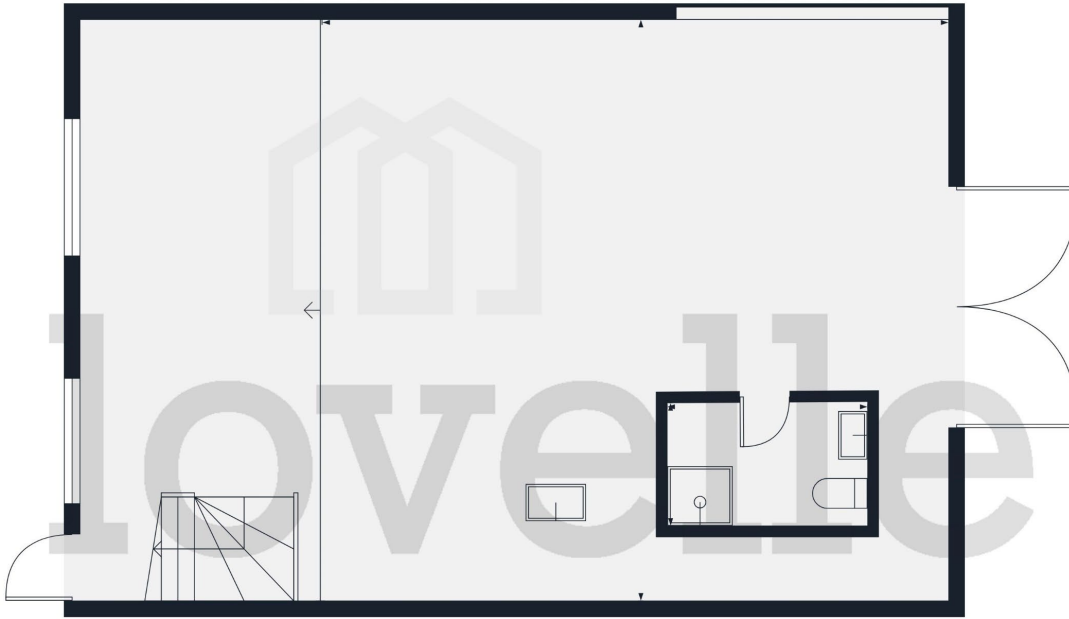
## Planning Application Number

N/017/00973/23

## Agents Notes

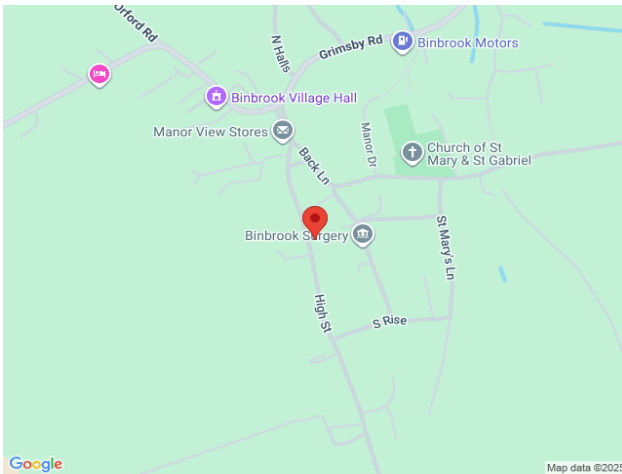
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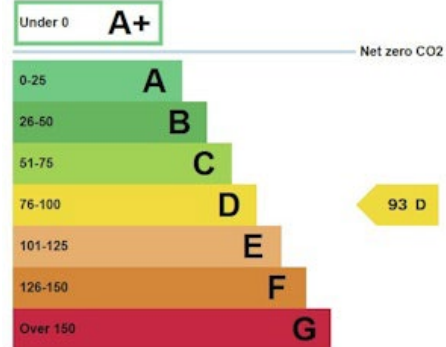


(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



This property's energy rating is D.



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