

Chapel House

STOKE ALBANY, MARKET HARBOROUGH

JAMES
SELICKS





A truly individual and beautifully presented former Wesleyan Chapel, offering striking proportions, impressive arched mullion windows, character features and versatile living space, all set within a highly desirable village setting. This exceptional home blends period charm with contemporary styling, creating a light-filled and spacious interior ideal for modern family life, whilst enjoying a peaceful position on Chapel Lane in the heart of Stoke Albany. The village itself offers an idyllic lifestyle with countryside walks and easy access to Market Harborough and Corby, both within a short drive.

A Stunning former Victorian Wesleyan Chapel with impressive, vaulted ceilings & gothic arched windows • Three generous double bedrooms • Superb open plan dining kitchen with external access • Beautiful sitting room with feature fireplace and high ceilings • Separate family room providing additional reception space • Principal bedroom with en-suite • Stylish family bathroom and ground floor shower room • Versatile study/home office area • Attractive rear garden with patio seating area • Approx. 1,597 sq ft of flexible accommodation

Accommodation

The property is entered via a welcoming hallway which provides access to the principal ground floor rooms. At the heart of the home is a superb open plan dining kitchen, thoughtfully designed with a central island and ample room for entertaining, complemented by modern high-quality cabinetry and integrated appliances. A family room off, is light and bright and offers a more relaxed living space, with both the kitchen and family room boasting access and views to the rear garden. The standout sitting room is a truly impressive area, featuring vaulted ceilings, striking Gothic Victorian arched windows and a feature fireplace with wood burning stove inset, creating a wonderful sense of space and character.

Off the hallway is a ground floor bedroom two, a comfortable double with a window to the side elevation and an ensuite shower room off.

To the first floor, the accommodation continues to impress with two double bedrooms. The principal bedroom is spacious and benefits from its own ensuite facilities, while the remaining bedroom has a Velux roof window bathing the room in natural light. A useful study area on the landing provides a private and ideal work-from-home space, or a reading nook. The layout overall offers excellent flexibility for a range of buyers, whether families, downsizers or those seeking somewhere to accommodate a dependant relative or occasional guests by virtue of the ground floor bedroom.

Outside

Externally, the property enjoys a private and well-maintained rear garden, predominantly laid to lawn with a paved patio area ideal for outdoor dining and entertaining. Enclosed by attractive boundaries, the garden offers a safe and private setting, while the frontage provides off-road parking and enhances the property's appealing kerb presence within this quiet village lane.

Location

The village of Stoke Albany lies on the borders of Northamptonshire and Leicestershire and offers a public house with restaurant and a children's playground, whilst the nearby village of Wilbarston provides further amenities including a post office, shop and school.

Communications in the area are excellent, particularly the market town of Market Harborough which is in easy reach and has an array of shopping facilities, whilst the city of Leicester lying to the north provides a more extensive range of commercial, shopping and accommodation options. The A14 dual carriageway, set some 5 miles to the south, provides road access both east and west, while the A47 trunk road to the north connects the cities of Leicester and Peterborough. A main line rail service is available from Market Harborough, Corby and Kettering which connect with London St Pancras in approximately one hour.





Tenure: Freehold

Local Authority: North Northamptonshire Council

Listed Status: Not Listed. Built 1901

Conservation Area: Yes, Stoke Albany Conservation Area

Tax Band: E

Services: The property is offered to the market with all mains services, gas-fired central heating with HIVE thermostat and drainage to a soakaway

Meters: Electric and gas smart meters and a water meter

Broadband delivered to the property: FTTC

Non-standard construction: Believed to be of standard construction

Wayleaves, Rights of Way & Covenants: Yes

Flooding issues in the last 5 years: No

Accessibility: Two storey dwelling

Planning: The neighbouring property at 3 Chapel Lane are potentially seeking a planning consent to extend the property. This is not expected to impact Chapel House's views, or the new owner's enjoyment of the property.

Satnav Information: The property's postcode is LE16 8PW, and house name Chapel House.







Chapel Lane, Stoke Albany, Market Harborough, LE16

Approximate Area = 1597 sq ft / 148.3 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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Measures and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.



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