



The Old Chapel, Fosters Booth Road, Pattishall, Northamptonshire, NN12 8JU

HOWKINS &
HARRISON

The Old Chapel
Fosters Booth Road
Pattishall
Northamptonshire
NN12 8JU

Guide Price: £475,000

A rare and exciting opportunity to acquire this beautifully converted Chapel, located within the popular and well-situated village of Pattishall. Dating back to the 19th Century, The Old Chapel offers generous and versatile living accommodation, including a stunning open plan kitchen/dining/sitting room, two bedrooms, two bathrooms and a study. Outside, the property enjoys an elevated and enclosed landscaped garden and driveway parking.

Features

- Stunning Chapel conversion
- Dating back to approximately 1830
- Two spacious bedrooms
- Two bathrooms
- Study
- Open plan Kitchen/dining/living room
- Westerly facing garden
- Driveway Parking
- Village location
- Energy Rating-D



Location

Situated in the pretty South Northamptonshire countryside, the parish village of Pattishall boasts a church, parish hall, primary school with pre-school and nursery, farm shop, a large playing field with football, cricket and tennis facilities with play equipment, two further play areas, pub/restaurant, and a variety of groups and societies. 'Pattishall in the Park' is an annual music festival. A fish & chip van, mobile library and mobile butcher visit the village on a weekly basis.

There is good access to the main arterial roads including the A5, M1 motorway at junction 15a, the M40 and A43 with train stations at Milton Keynes and Northampton offering services to London Euston with journey times of around 35 minutes and 1 hour respectively.

Local amenities can be found at either Greens Norton, Silverstone or Towcester, all having doctors' surgeries with a number of dentists in Towcester.

Sporting activities in the area include rugby, hockey, tennis, netball and cricket at the nearby Towcestrians Sports Club, golf at Silverstone and Whittlebury Hall, sailing at Draycote Water, Pitsford and Hollowell Reservoirs, and of course the world famous motor racing at Silverstone.



Ground Floor

The spacious entrance hall has stairs rising to the first floor, with a doorway to the study, second bedroom, spacious main bedroom with an en-suite shower room and fitted wardrobes, and a separate family bathroom.

First Floor

The stunning, split-level living space is on the first floor, with impressive, vaulted ceilings and exposed beams. The well-appointed kitchen has a range of fitted units and integrated appliances, and patio doors lead from the living space to the rear garden. The Old Chapel benefits from underfloor heating throughout.





Outside

The Chapel has parking adjacent to the property, with steps leading to the front door. To the rear, the enclosed garden enjoys a westerly aspect, mostly laid to lawn with a seating area, thoughtfully planted flowerbeds and a pebble water feature. A pathway leads to the shed, complete with an electricity supply, providing great potential for a home studio/office.

Agents Note

There is currently a doorway between The Old Chapel and the adjoining property (Fernbank) as the current owners utilise the dwellings as one. However, we understand the two properties remain on separate deeds and considered as two for Council Tax purposes. We recommend clarifying this information with your legal advisor before commitment to purchase.

Please note, AI technology has been used to virtually remove the doorway in the image of the hallway.





Viewing Arrangements

Strictly by prior appointment via the selling agents, Howkins & Harrison. Contact Tel:01327-353575.

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

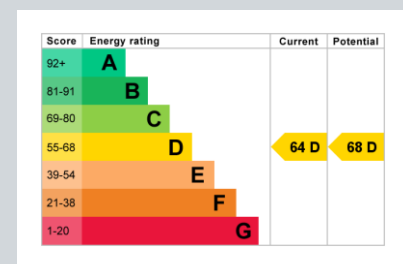
The following services are connected to this property: electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains services. Electrical mains heating.

Tenure: Freehold

Local Authority

West Northamptonshire Council – Tel:0300-1267000.

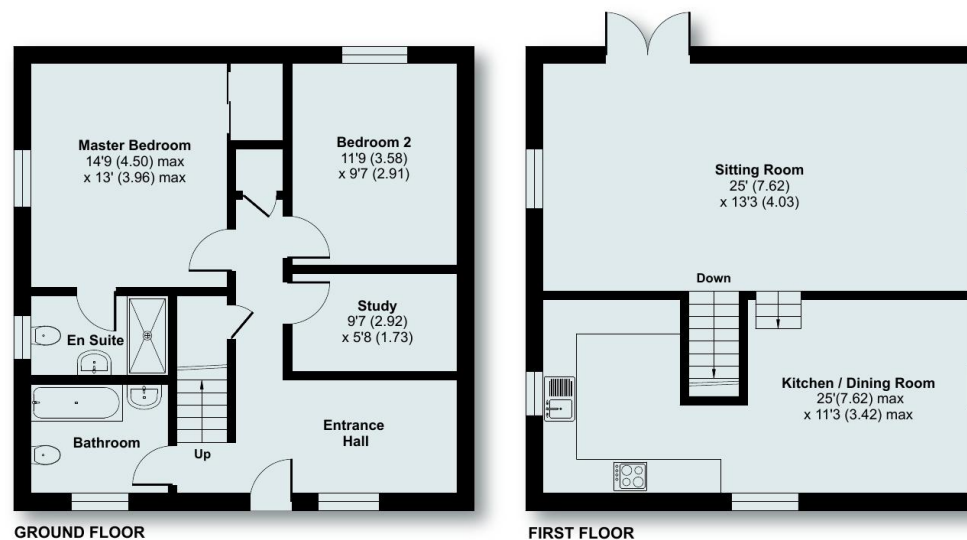
Council Tax Band - D



Fosters Booth Road, Pattishall, Towcester, NN12

Approximate Area = 1234 sq ft / 114.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2026. Produced for Howkins & Harrison. REF: 1436414



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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.