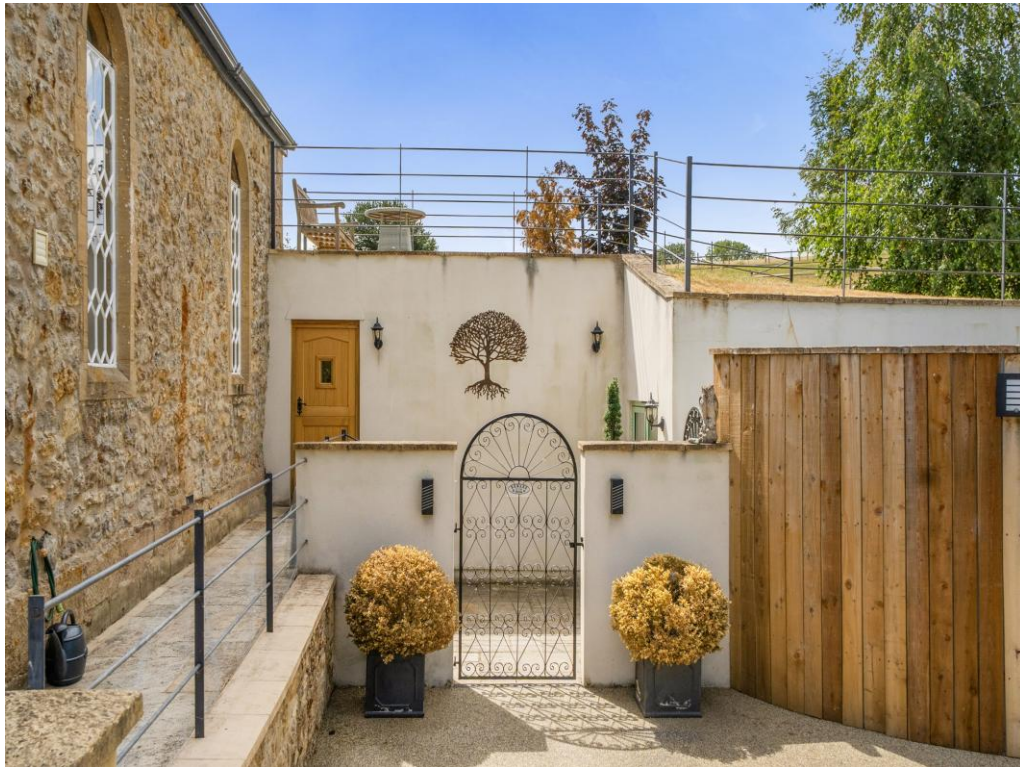




Old Chapel Chapel Lane Dinnington Hinton St. George TA17 8SU

for sale
£675,000



Property Description

This unique Grade II Listed former chapel seamlessly combines historic character with contemporary living. Showcasing an abundance of period features including exposed timber beams, feature windows and a beautiful log-burning stove, the property offers versatile accommodation across a thoughtfully designed layout. The stunning kitchen/dining room forms the heart of the home, flooded with natural light from Velux windows and an impressive full-height feature window, with bi-fold doors opening onto a private courtyard.

Outside, the property enjoys generous driveway parking for several vehicles, attractive patio areas and beautifully arranged gardens incorporating a lawn, summerhouse, pond and mature planting. Occupying an elevated position with pleasant views, this charming and individual home provides a rare opportunity to acquire a character property offering both charm and practicality in equal measure.

Entrance Porch

A welcoming entrance porch accessed via a stunning solid oak barn-style door. Stairs rise to the first-floor accommodation, whilst doors provide access to the ground floor cloakroom and the principal living areas beyond.

Cloakroom

Conveniently fitted with a low-level WC, wash hand basin, heated towel rail and extractor fan.

Sitting Room

A truly impressive and characterful reception room enjoying a dual-aspect outlook through four feature windows. Rich in charm, the room boasts exposed wooden beams, a beautiful log-burning stove set within an attractive fireplace, and three radiators. A door leads seamlessly through to the kitchen, creating an ideal flow for both everyday living and entertaining.

Kitchen

A stunning kitchen/dining space flooded with natural light from two Velux windows and a spectacular full-height feature window spanning much of the rear elevation. Fitted with a comprehensive range of wall and base units with work surfaces over, the kitchen features an electric Aga with gas hob and cooker hood, pull-out larder cupboard and a range of integrated appliances including a dishwasher, washing machine and fridge/freezer. Bi-fold doors open directly onto the attractive courtyard, creating a wonderful connection between inside and out, whilst a door leads through to the utility room.

Utility Room

A practical and well-appointed utility room fitted with additional storage units and work surfaces, complemented by a traditional Belfast sink. Benefitting from a double glazed window and door opening onto the courtyard garden, the room also includes an integrated fridge. Steps descend to Bedroom Three, offering versatile accommodation.

Bedroom Three

A versatile room currently arranged as a bedroom but equally suited as a second sitting room, guest suite or hobby space. Featuring patio doors opening onto the courtyard garden, recessed spotlights, and doors leading to the study and en-suite shower room.

En-Suite

Stylishly appointed with a walk-in rainfall shower, low-level WC and wash hand basin. Additional features include a heated towel rail, fitted mirrored cabinet, extractor fan and recessed spotlights.

Study

An ideal home office or study space featuring fitted storage units, a built-in cupboard, and windows to both the rear and side aspects providing plenty of natural light.

Landing

A bright landing area with feature window to the side aspect and doors leading to all first-floor accommodation.

Bedroom One

A wonderfully characterful principal bedroom enjoying a dual-aspect outlook. Exposed timber beams add charm and individuality, whilst built-in wardrobes provide excellent storage. Further benefits include two radiators.

Bedroom Two

A delightful double bedroom featuring exposed beams, a built-in wardrobe, window to the side aspect and radiator.

Shower Room

Fitted with a shower cubicle, low-level WC and wash hand basin. The room further benefits from a heated towel rail, recessed spotlights, eaves storage and a side-aspect window.

Outside

Parking

Generous driveway parking for approximately three to four vehicles positioned side-by-side.

Front Garden

A beautifully designed frontage featuring an extensive patio seating area, ornamental planting, and a garden shed. Gated access leads to the enclosed courtyard, whilst steps rise to the main entrance and additional elevated patio areas, perfect for enjoying the surroundings.

Rear Garden

A delightful and mature garden offering a lawned area bordered by established trees and planting, together with a patio seating area ideal for outdoor entertaining. Additional features include a summerhouse, ornamental pond and enclosed metal fencing. The elevated position provides attractive views overlooking the courtyard below, which is directly accessed via the kitchen's bi-fold doors. An outside tap is also fitted.

Agents Notes

This unique Grade II Listed property is rich in character and architectural charm, showcasing an abundance of period features throughout. The property benefits from three septic tanks, whilst the Aga is supplied by gas cylinders.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



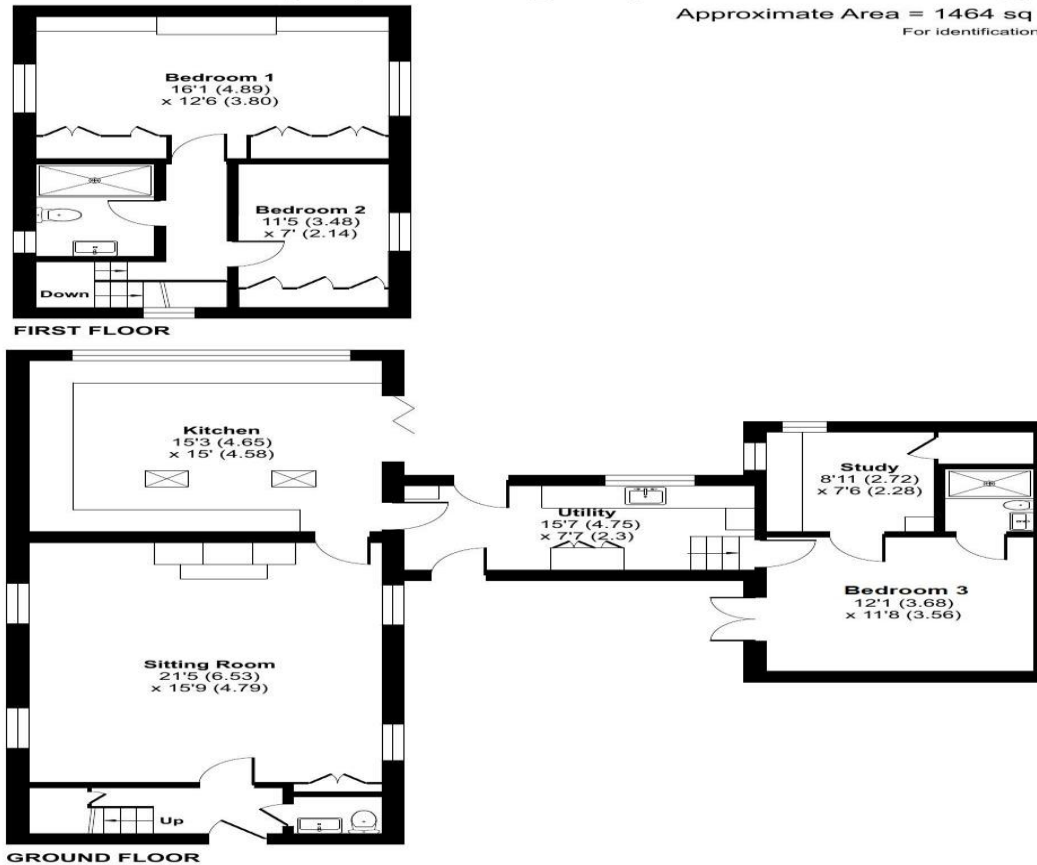




Old Chapel, Dinnington, Hinton St. George, TA17

Approximate Area = 1464 sq ft / 136 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). © nichecom 2026. Produced for Flyp Homes Limited. REF: 1497703

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EPC Rating: E Council Tax
Band: D

Tenure: Freehold

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