



## The Old Chapel, Wing

Bedrooms: 1 | Bathrooms: 1

Stylishly converted former chapel with a contemporary open-plan layout, retained character features, and a prime village location near Rutland Water, offered with no onward chain.

- Stylishly renovated and converted former chapel
- Retained original character features throughout
- Striking architectural layout with a contemporary open-plan feel
- Offered with no onward chain



**Property Type:** Character Property

**Bedrooms:** 1 | **Bathrooms:** 1

Stylishly renovated and converted former chapel, which architecturally offers a real wow layout, both in appearance and functionality, with a contemporary open-plan feel whilst retaining many of the original character features. The property offers two first-floor bedrooms and a bathroom, with an internal balcony overlooking the sitting room, dining area, and kitchen. A great deal of the furnishings have been incorporated into the build to maximise space saving.

This property has been a successful high-end holiday let and has been popular due to its close proximity to Rutland Water and the surrounding market towns of Oakham, Stamford, and Uppingham. The property can be sold with a good many of the contents, subject to separate negotiation

To the front is a small gravelled seating coffee/gin-and-tonic area, ideal for taking in the evening sunsets, along with bike storage and a garden store. This could make an ideal second home, lock-up-and-leave, or downsizing opportunity in one of Rutland's most sought-after villages. NO CHAIN.

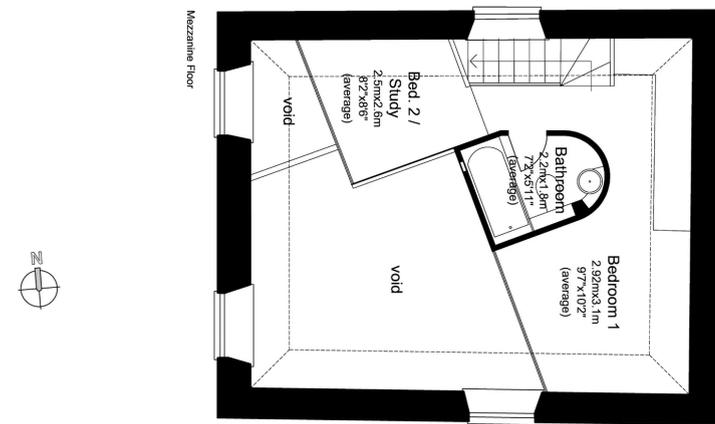
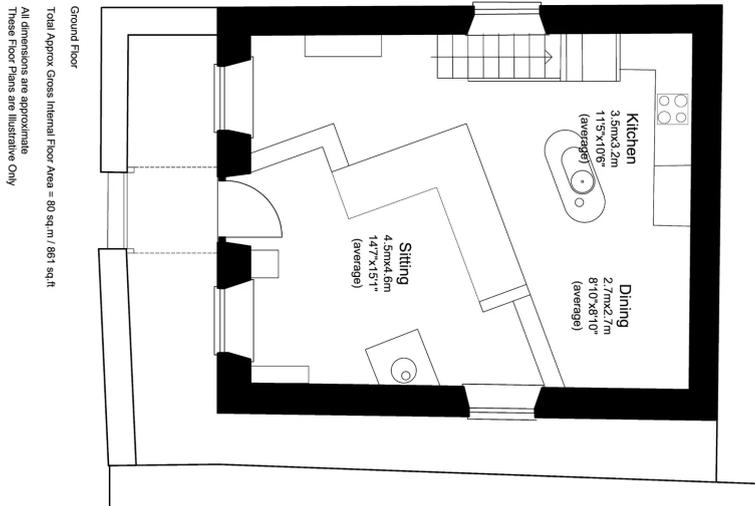
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Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		75
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>	35	
(1-20)	<b>G</b>		
Not energy efficient – higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	