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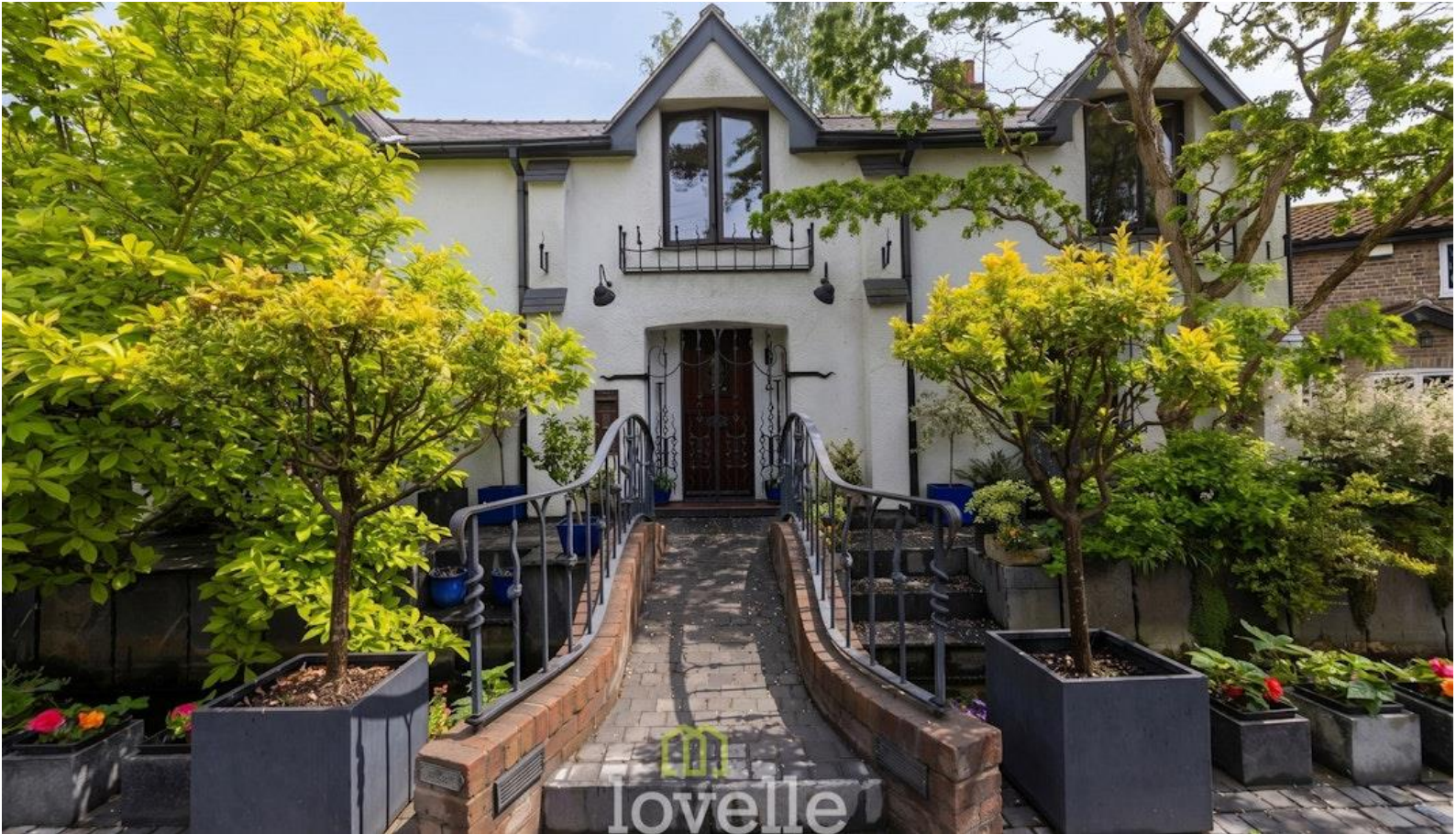


Main Road, Hatcliffe



When it comes to  
property it must be

  
lovelle



£515,000



An immaculate and uniquely characterful four-bedroom detached former chapel in the picturesque village of Hatcliffe, this one-of-a-kind home blends period charm with modern living, offering multiple reception rooms, stylish kitchen and bathrooms, a tranquil stream-front setting, walled cottage garden, driveway and carport, all within the Lincolnshire Wolds Area of Outstanding Natural Beauty and available with no onward chain.

### Key Features

- Unique converted former chapel
- Picturesque stream and foot bridge
- Walled cottage-style landscaped garden
- Sought-after Lincolnshire Wolds village
- Four double bedrooms, flexible layout
- Four reception rooms for versatility
- EPC rating TBC
- Tenure: Freehold





Lovelle are delighted to offer to market this impeccable four-bedroom former chapel, in the picturesque village of Hatcliffe, nestled within the Lincolnshire Wolds Area of Outstanding Natural Beauty. The property presents a distinctive, one-of-a-kind home that blends period character with thoughtful modern improvements, and has previously been regularly photographed in magazines for its photogenic frontage and unique setting.

Approached via an enchanting foot bridge over a stream, the house enjoys a particularly captivating first impression. The stream runs in front of the property, creating a tranquil outlook and an unusual, memorable approach. To the rear of the house there is open hilled fields, enhancing the sense of space and rural seclusion, while the walled cottage-style garden provides a private and beautifully arranged outdoor area.

The entrance is through a hardwood stable door with stained glass, opening into a stunning entrance hall. Here, individually sourced ornate tiled flooring creates an immediate focal point and sets the tone for the rest of the property. Curved walls, stained windows and other period features offer reminders of the building's former life as a chapel, giving the home substantial character. A cloakroom just off the hall includes a sink, WC and part-fired earth tiled walls, providing a practical facility. Adjoining, there is a cloak cupboard with rails for coats offering convenience and storage.

A return staircase with an arched picture window framing a view of the aesthetically pleasing garden. The landing features vaulted ceilings, adding both height and interest, with oak flooring flowing into bedrooms one and two. A walk-in dressing room with rails and fitted cupboards on this level offers valuable additional storage space.

The property provides three reception rooms, allowing for flexible living. The main living room is spacious and centres around a feature fireplace with log burner, creating a welcoming focal point. A separate dining room is configured to accommodate a substantial antique dining table and flows through to the kitchen via a brick arch, creating an attractive and practical arrangement for entertaining. Off the hall a study is fitted with hand-made Elm and Burlwood built-in desks and furniture. Timber flooring and an authentic working vintage stove contribute to a distinctive office environment.

The kitchen is by Richard Sutton and is fitted with modern wall and base units complemented by premium Corian worktops. It includes a sink, Meile oven, steam oven and two Meile sous-chef ovens, together with a pull-out larder cupboard, an integrated refrigerator and an integrated dining table. The layout flows from the dining room, supporting both day-to-day family use. Off the kitchen, a dedicated laundry room offers fitted units and plumbing for appliances, providing a well-organised utility area. This in turn leads to a workshop with further fitted units and worktops, giving extensive storage and workspace. There is also a store room/oil room housing the oil tank and a coal bunker,

reflecting the property's combination of traditional and modern systems.

The sleeping accommodation comprises four double bedrooms. Bedroom one is a generous double with oak flooring and views over the stream; the sound of the water can be heard when the windows are open, adding to the calming atmosphere of this room. Bedroom two is also a double and benefits from an en-suite, dressing area and the proportions and specification that mean it could readily serve as the main bedroom if preferred. Bedroom three is a further double room, offering flexible use for family members or guests. Bedroom four is currently arranged as a dressing room, featuring built-in wardrobes and a desk/dressing table, but can equally function as a standard double bedroom.

There are two well-appointed bathrooms. The en-suite to bedroom two features a rainfall shower over the bath, sink, WC and exquisitely tiled walls. The main bathroom has a spa-like feel, with glamorous tiled walls, a large walk-in rainfall with power shower and jets with an especially generous showering area, a floating sink and WC.

Externally, the walled rear garden is a notable feature. It is attractively stocked with trees, plants and shrubs and includes a brick potting shed, irrigation system and patio areas suitable for outdoor dining. A hand-made garden table with a chess board enhances the individuality of this space. To the front, the stream, bridge and overall frontage create a particularly photogenic aspect. The property also benefits from a driveway and carport/garage, supporting off-road parking and additional storage.

The house is equipped with oil-fired central heating and solar panels, which provide an income return of approximately £835 per annum, subject to conditions. The property is alarmed and offers much storage throughout, in keeping with the practical needs of family living.

Hatcliffe itself is a sought-after, small and picturesque village within the Lincolnshire Wolds, known for its scenic walking routes, green spaces and surrounding open countryside. The setting will particularly appeal to families and individuals who value access to an area of natural beauty, with opportunities for walking and outdoor leisure directly from the doorstep.

Despite its rural feel, the property remains accessible to nearby centres. Grimsby, with its wider range of shops, supermarkets, leisure facilities and services, is within convenient driving distance. The surrounding villages and towns offer local pubs, cafes and everyday amenities, while the Lincolnshire Wolds provide numerous country pubs and tearooms popular with walkers and cyclists.





Public transport in this part of the Wolds is more limited than in urban locations, so residents typically make use of road links for commuting and leisure. From Hatcliffe, road connections provide access to Grimsby and onward routes towards Cleethorpes, Louth and Lincoln. Grimsby's train stations offer services towards destinations including Lincoln, Newark and onward connections to London. Journey times to Lincoln are commonly around an hour by rail, with longer onward connections to the capital via Newark.

Available for sale with no chain due to the current owners having already purchased their next property in Surrey, this converted former chapel in Hatcliffe represents a rare opportunity to acquire a one-of-a-kind detached four-bedroom house in a charming village setting, combining period character, distinctive features and the advantages of a rural Lincolnshire Wolds location.

### Disclaimer

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

### Windows

The windows are hardwood double glazed except for feature hand made leaded windows.

### Heating

Oil fired central heating

## Solar Panels

The solar panels are owned, not leased and produce an approximate return (FIT) of £835 per annum.

## Mobile and broadband

It is advised that prospective purchasers visit [checker.ofcom.org.uk](http://checker.ofcom.org.uk) in order to review available wifi speeds and mobile connectivity at the property.



**Ground Floor**  
Approx. 150.3 sq. metres (1617.6 sq. feet)



**First Floor**  
Approx. 85.6 sq. metres (921.3 sq. feet)



Total area: approx. 235.9 sq. metres (2538.9 sq. feet)

The provided floor plan is intended for general informational purposes only and may not accurately represent the exact dimensions, layout or features of the property. The floor plan should not be relied upon for making decisions about purchasing, renting, or modifying the property. Actual measurements and features may vary. It is recommended that interested parties conduct a physical inspection of the property to verify the accuracy of the floor plan and obtain specific information about the property's condition, amenities, and any other relevant details. Plan produced using PlanUp.



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01472 251918  
grimsby@lovelle.co.uk

