Conisholme Methodist Church

Conisholme

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Conisholme Methodist Church

Main Road, Conisholme
LN11 7LS

Detached Methodist Church

Planning application for conversion to a dwelling

Rural setting facing farmland

Parking area, garden forecourt

Proposed 2/3 bedroom accommodation

Large living-dining-kitchen

Bi-fold French doors to raised deck with views

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A chance to acquire a detached Methodist Church for which planning permission is being sought for conversion into a residential dwelling, with parking space at the front and located within a small rural village. The plans are being prepared to indicate two first floor bedrooms and bathroom, ground floor living room/bedroom 3, hallway and a large open-plan living- and dining-kitchen with bi-folding French doors onto a raised deck with country views. This will necessitate raising the roof over the older part of the building to create the first floor head height over the first floor which will also be raised from its current level.

The original church building dates back to 1856, as depicted by a plaque on the front elevation and an extension to the side has a stone date plaque indicating that this was constructed in 1990. Both parts of the building have brick-faced principal walls with piers and an ornate, brick pillared entrance frames the main door into the old chapel. There is then a brick arch over the doorway into the side entrance lobby. The building has pitched and hipped timber roof structures covered in natural slate and the windows, have been replaced with uPVC-framed double-glazed units including eight arched windows divided between the front and rear elevations.

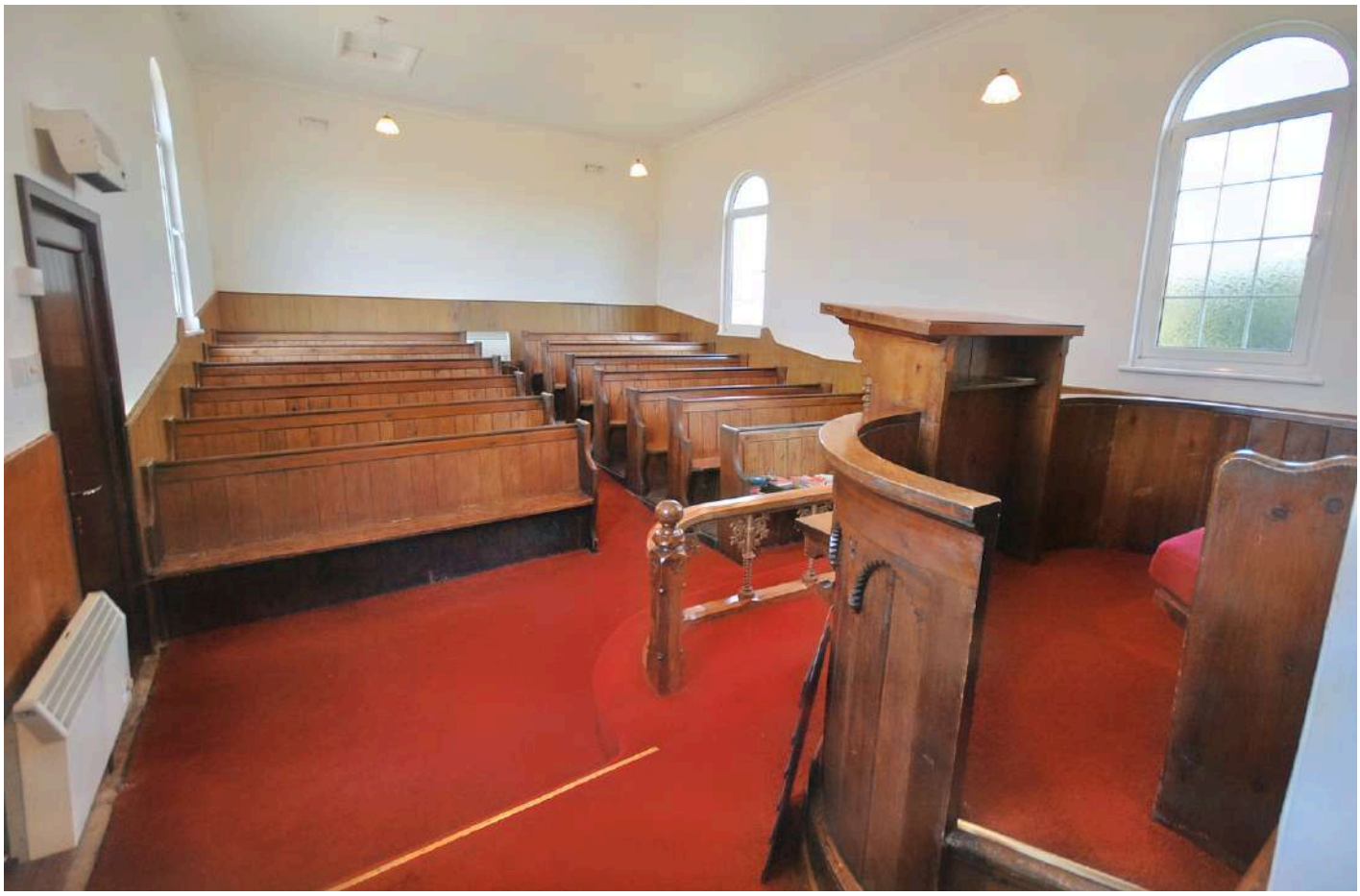
The larger windows have mainly tilt and turn opening frames. Heating is provided by a number of electric panel heaters, together with an electric wall-mounted fan heater over the original main entrance. The current floor to ceiling height in the reception hall is 3.1m and the maximum current floor to ceiling height in the main church is 4.2m. The building is of attractive design and has some lovely views to the southwest over fields toward a farmhouse and farm buildings in the distance.

Current Accommodation
Mahogany-effect uPVC door adjacent to the current parking area, finished in white internally and opening into the:

Entrance Lobby
With an oak floor, coat hooks to wall rail, wall grip and doors off to the church hall and:

Cloakroom/WC
With a white suite comprising a low-level WC and bracket wash hand basin with ceramic-tiled splashback. Tilt and turn window on the side elevation with tiled sill.

Church Hall
A spacious room with arched windows to the front and rear elevations, pine dado rail to all four sides, notice board, four pendant light points to the ceiling and trap access to the extension roof void.Heating by two electric wall-mounted panel heaters and connecting doors to the church and:



Kitchen

Fitted with a range of units comprising base cupboards and drawers, roll-edge work surfaces and serving bar with double door hatch to the church hall. Matching wall cupboards and tall cupboard to the corner. Stainless steel single drainer sink unit, ceramic-tiled splashbacks to the work surfaces and strip light. Double-glazed window with tilt and turn opening lights on the side elevation.

Main Church

A spacious room on split levels with sloping floor, lined with pitch pine pews on either side of a centre aisle. Benches on the upper level, pine dado panelling on all four sides, electric wall-mounted panel heaters and wall fan heater over the mahogany-effect uPVC main door from outside. The pulpit is a feature of the property with ornate carving and a pitch pine balustrade with cast iron bannisters, together with ornate newel posts. The pulpit is curved on each side and has carpeted steps up to the lectern and a bench seat. There are four pendant ceiling lights, two arched windows to both the front and rear elevations and a base cupboard housing the electricity meter and fuse boxes. The high ceiling is coved and has a further trap access into the original main roof void.

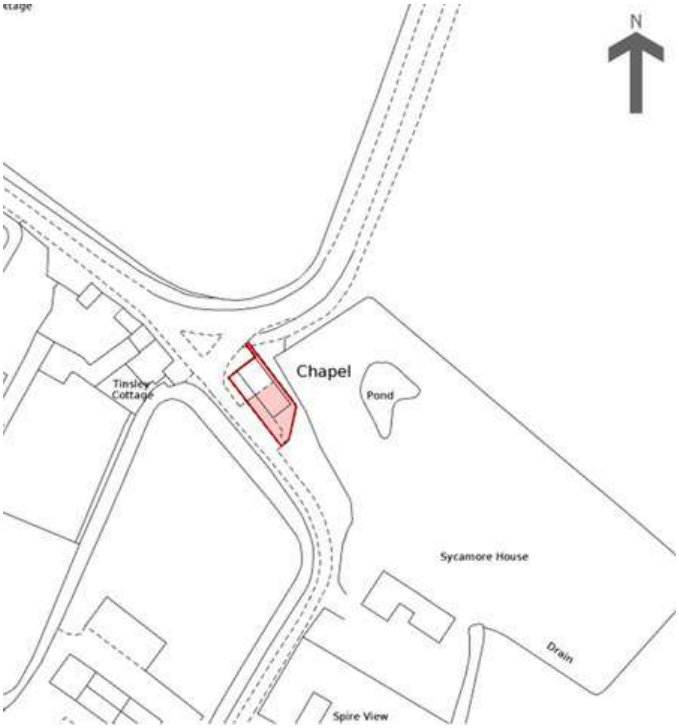
Outside

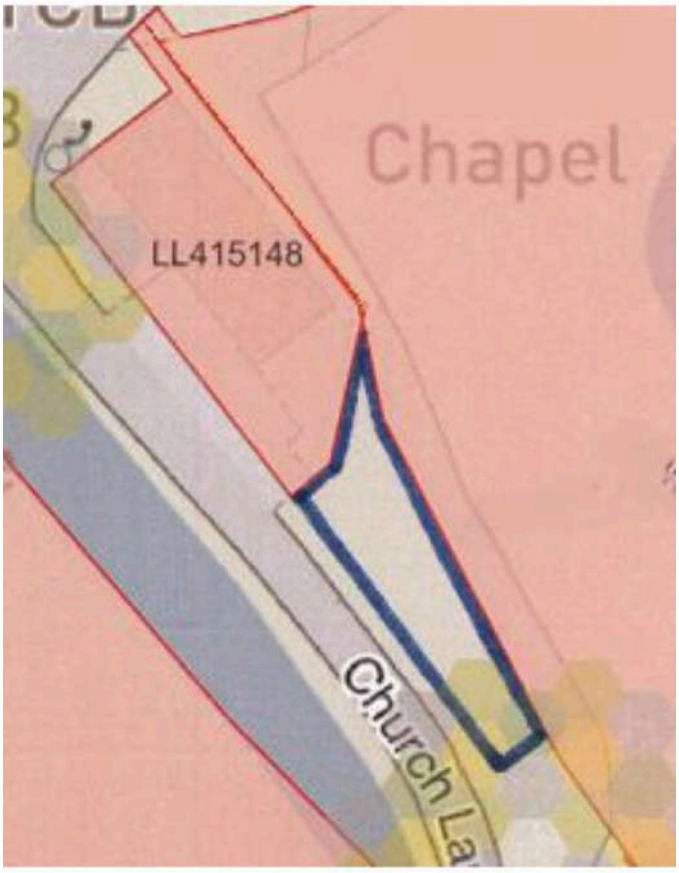
The chapel stands on the fringe of the village and has a tarmac-paved parking area at the front and for a short distance around the side. The lawned verge area in the adjoining photograph where the tractor is parked, is subject to the possessory title application.

Immediately in front of the older part of the building there is a crazy-paved forecourt with a lean-to brick and slate store to one side and an outside light by the main entrance.This forecourt is separated from a parking area by a shaped brick wall with pillars and a matching pillar to the corner of the plot

Land Registration

The two plans indicate the current registered title and the land which is the subject of the application for possessory title





Planning
Full planning permission was granted on 24th March, 2022 for change of use, conversion of and alterations to the former chapel to provide a dwelling but this has now lapsed and a revised application is being prepared.

The Proposed Dwelling
The current floorplan on the final page shows approximate room sizes as the plan is not to scale and purely indicative of the layout.

Please refer to the extracts from the submitted drawings by the architect which indicate the proposed layout of the accommodation and from which approximate scale measurements are shown in the description below.

Also note the indication on the elevation drawings that the internal ground floor level will be raised enabling the windows to provide enhanced views where there is an open country outlook.

Ground Floor

Main Entrance
At the front of the property with steps to one side and a long ramp on the opposite side up to the main front door which opens into the:

Entrance Hall
With return staircase leading to the first floor and door to a built-in cloaks/storage cupboard. Doors lead off to the living kitchen on the right and on the left side into the:

Living/Sitting Room or possible Bedroom 3
5m x 2.9m - with multi-pane window to the front and rear elevations.

Living/Dining Kitchen
7.5m x 5m - a superb room with four windows, two located to the front and two to the rear elevations. Bi-folding French doors on the side elevation opening onto a potential raised decking area with steps down to the garden (see comments in Land Registration above).

The kitchen has ample space to fit a range of units and appliances with views out, particularly to the front of the property, across the adjoining countryside.

Utility Room
With space to fit a range of units having plumbing, etc. for washing machine and associated appliances. Rear window and connecting door to the:

Cloakroom/WC
With space to fit a low-level WC and wash hand basin.

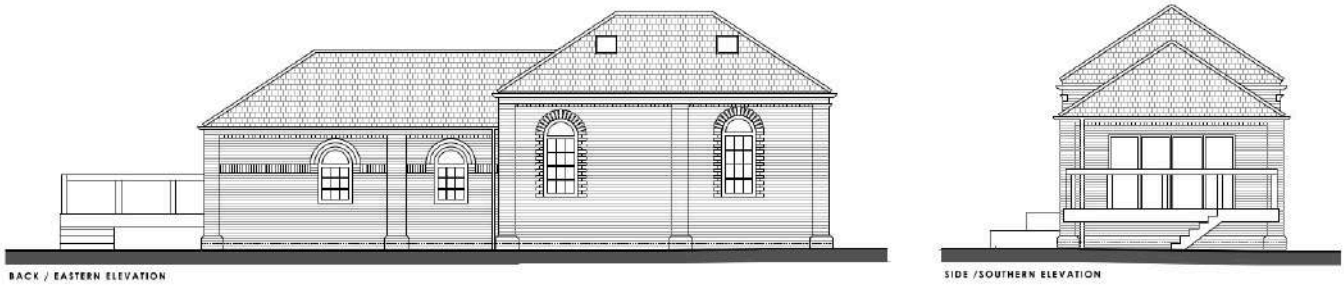
First Floor

Landing
With doors off to the bedrooms and bathroom.

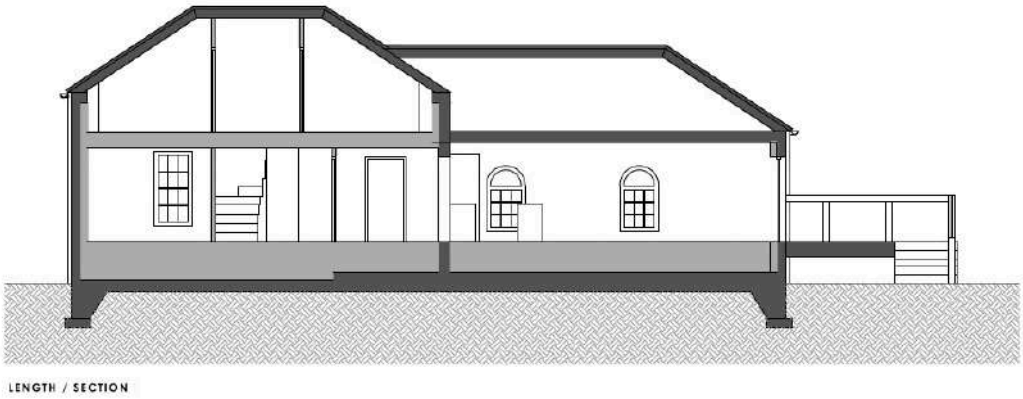
Bedroom 1
5m x 2.9m + recess
A double bedroom with part-sloping ceiling and space to construct bedroom furniture if required. Natural light from skylight windows to the rear and hip roof slopes.

Bedroom 2
5m x 3m max / 2m min
An L-shaped double bedroom, also having space for built-in furniture as required. Skylight window to the rear roof slope.

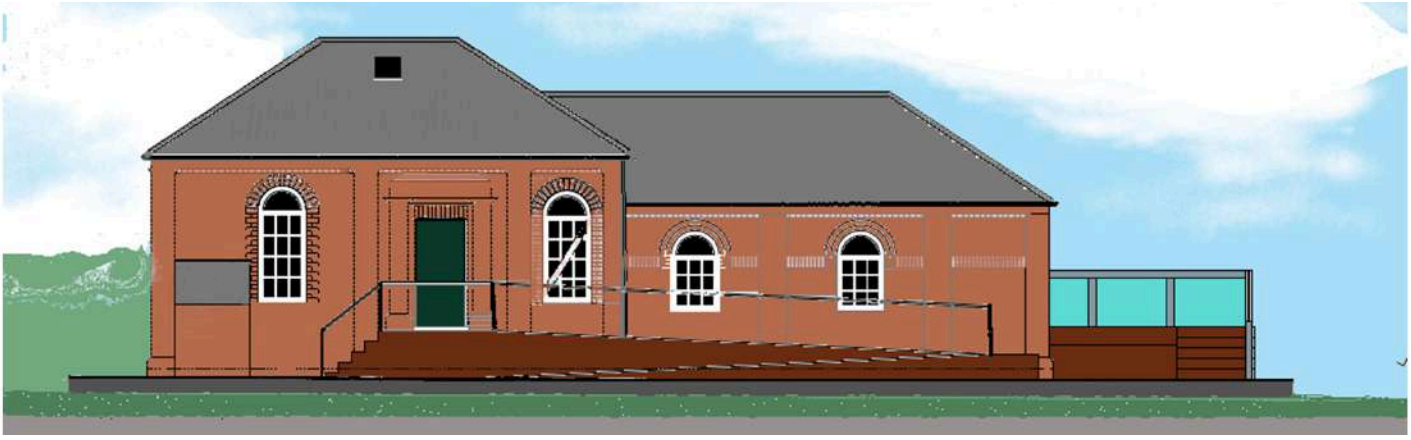
Bathroom
With space to fit a shower cubicle or bath, together with a suite of low-level WC and pedestal wash hand basin. Skylight window to the front roof slope.



PROPOSED ELEVATIONS

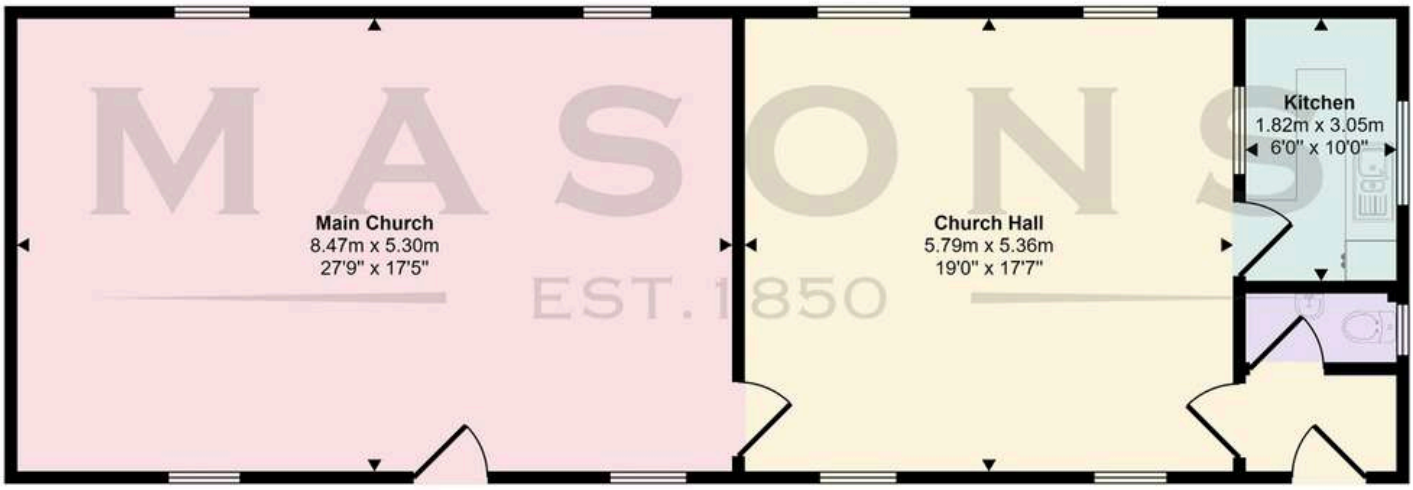


PROPOSED SECTIONS

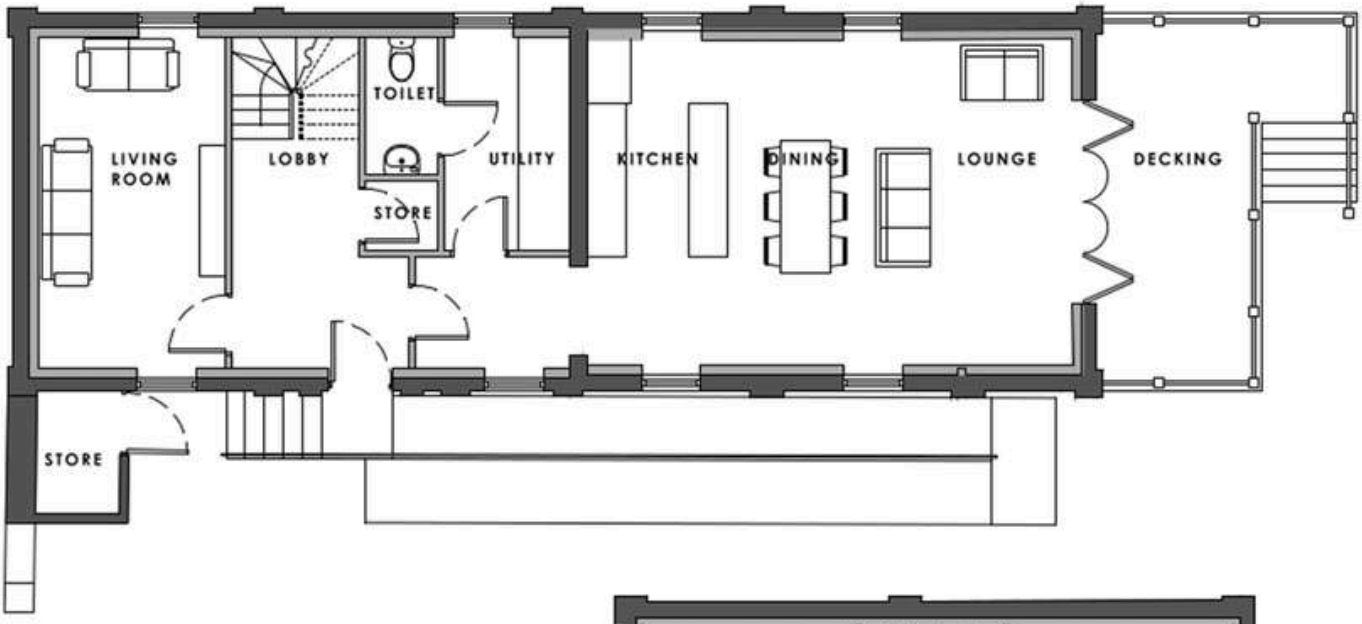


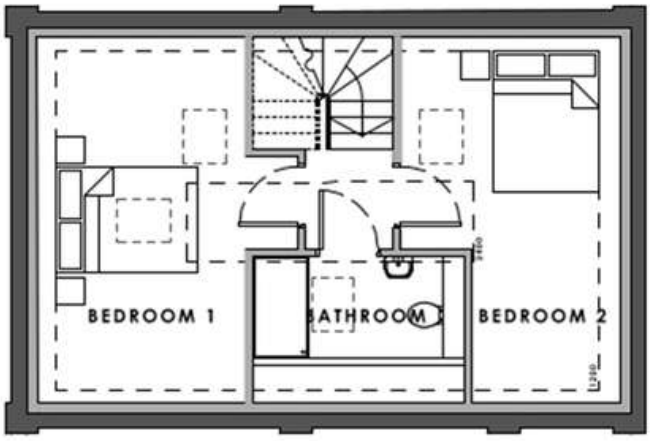
Existing and Proposed Floorplans

Approx Gross Internal Area
87 sq m / 934 sq ft



Floorplan





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like real items.

Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale.

Conisholme and the Lincolnshire Coast

Rural living near sand dunes and nature reserves

Conisholme is a small rural village positioned by the A1031 coast road from Grimsby to Mablethorpe. North Somercotes is 2 miles to the south and a larger village providing local facilities including public houses, primary and secondary schools, shops, recreational facilities, etc.

The market town of Louth is approximately 10 miles inland and has an attractive range of shops, three markets each week and good sporting facilities. The coastal area provides miles of nature reserves with beaches to the south. Lincoln is 39 miles away, Grimsby 16 miles and the Humberside airport, 27 miles.

Stretching for miles, the Lincolnshire coastline is home to stunning beaches, nature reserves, and picturesque villages, providing an ideal setting for those seeking a more relaxed, rural lifestyle. Areas like Skegness, Cleethorpes and Mablethorpe offer thriving local communities, great schools, and a variety of amenities.

The region's natural beauty, including the Nature Reserve at Rimac and annual seal colony visits at Donna Nook, makes this a perfect location for outdoor enthusiasts, with opportunities for walking, birdwatching, and cycling. Additionally, good transport links, including proximity to business hubs like Lincoln and Grimsby, ensure that residents can easily commute or enjoy day trips to larger urban centres.

Viewing

Strictly by prior appointment through the selling agent.

Council Tax

The property will be rated for Council Tax banding when the conversion works have been completed.

Services Connected

We are advised that the property is connected to mains electricity and water whilst drainage is to a private system, but no utility searches have been carried out to confirm at this stage.

Tenure

Freehold - subject to possessory title application

Directions

Travelling north towards Conisholme on the A1031 road from the larger village of North Somercotes, upon entering Conisholme at the sharp right bend, look for the left turn into Church Lane. Take this turning and the church is then immediately on the left side.

Agent's Note

Extracts have been included from the drawings submitted with the planning application, by the architect.

Location

What3words: ///giant.spouting.serves

The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise stated. Plans/Maps are not to specific scale, are based on information supplied and subject to verification by a solicitor at sale stage.

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