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# The Old Chapel

Oakridge Lynch, Stroud

**Guide Price: £850,000**

*A Historic Conversion by Gransmore Architects*



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## A Historic Conversion

*Designed and built by its architect-owner. Near-complete and ready to finish*

Built as a parish Schoolroom and small Chapel in 1796 with a larger Chapel built in 1874, The Old Chapel has stood at the heart of Oakridge Lynch for over two centuries. It is now for sale and near completion by the architect who designed the conversion and has overseen the works throughout.

What is for sale is not a project to start... it is a project to finish. A vision already drawn, costed and ready to build. The Schoolroom is open. The Chapel volume is roofed, heated and watertight. The building is habitable now and will remain so throughout the remaining works.

For a buyer with the imagination to complete it, this property offers something genuinely rare in the Cotswold market.

- See Vision and Project Brief (pages 41-46)



## Key Features

- Near-complete architect-designed conversion — finish to your own specification
- Former parish Schoolroom (1796) and Chapel (1874)
- 5 bedrooms with potential for 6th
- 4 bathrooms
- 3,595 sq ft / 334 m<sup>2</sup>
- Walled courtyard, garden and rill water feature
- Air source heat pump (2010) / underfloor heating throughout
- Solar thermal / photovoltaic panels (inc income)
- Passivent whole-house ventilation installed
- Sprinkler system first fix installed throughout
- Wine cellar w/ constant 11–14°C temperature
- Habitable throughout the remaining works (c.6 months)
- Full planning permission: conversion / change of use
- Planning permission: external studio (not yet built)
- Plans, structural calculations and contractor costs
- Cotswold Area of Outstanding Natural Beauty
- Freehold



## Locality

### *Welcome to Oakridge Lynch*

Oakridge Lynch sits above the Frome valley, five miles east of Stroud, reached by stone lanes through ancient woodland. Once a gathering point for the Arts and Crafts movement, it remains one of the most remarkable villages in the Cotswolds.

### **Village Life**

The village is genuinely self-contained with everything needed for daily life within walking distance. St Bartholomew's Church, Oakridge Parochial Primary School, the Butchers Arms Pub plus Ollie's Shop and Post Office open seven days and stocking local produce, artisan cheese and freshly baked bread, sit alongside a village hall, allotments, tennis courts and cricket club with a pavilion.

### **Events**

Oakridge Lynch has a full calendar of community events, including the May Revels on the green each spring, the Annual Village Show every September and Folkridge, the village's own folk festival, as well as countless other village events. The Women's Institute has met every month without interruption since 1923, one of many clubs and societies that make up village life here, from the Gardening Club and Wine Club to the Rambling Group and History Club. A parish pamphlet, 'What's On' is delivered to every door bi-monthly.

### **Nature**

For those who love the outdoors, Oakridge Lynch is exceptional. Ancient woodland, wildflower meadows and river valleys are accessible directly on foot from the village. Siccaridge Wood, a safeguarded ancient woodland is home to rare hazel dormice, bluebells, and silver-washed fritillary. At Daneway Banks, the large blue butterfly has been successfully reintroduced. The Thames and Severn Canal at Sapperton, the Slad Valley and the Cotswold Way are all within easy reach.



## Connections

### *Stroud Life*

Set within the wonderful location of Stroud, known as the Heart of the Cotswolds. The town, nestled between five valleys is one of the most celebrated, vibrant and community driven market towns in England. Known for its creative energy, independent spirit and long tradition of alternative thinking, it has attracted artists, musicians and entrepreneurs for generations. The weekly Farmers' Market, voted the best in the country, draws producers from across the region every Saturday. Independent shops, galleries, artisan food, the Sub Rooms arts venue, Stroud Brewery and Stratford Park with its outdoor lido, leisure centre and tennis courts, make it a town with genuine year-round culture. Stroud is cited by the Sunday Times among the best places to live in the UK

### *Connections*

Stroud station provides direct services to London Paddington in approximately 80 minutes. By road, Bristol is 40 minutes, Cheltenham 25 minutes, Cirencester 15 minutes and Nailsworth just 10 minutes. Junction 13 of the M5 is within easy reach for the Midlands and beyond.

### *Schools*

Oakridge Parochial Primary School sits within the village itself. Bisley Blue Coat C of E Primary is 1.5 miles away. Marling School and Stroud High School, two of Gloucestershire's most highly regarded grammar schools, are within catchment and several well-regarded independent schools are within easy reach of the wider area.



# THE PROPERTY

The Old Chapel

## The Chapel (1874)

### Two buildings, two centuries, one home.

Almost complete and fully modernised, the Chapel is entered through either of two original church doors, the right through a vestibule with a staircase rising to the congregation gallery above, the left directly into the nave.

Inside, the full expanse of the building opens before you, double-height, open to its roof structure. At its heart, the 'cone' rises: a new architectural element designed to draw light down through the full height of the building. Polished concrete floors run throughout, warmed by underfloor heating.

The curved wall separates the open nave from a sunken sitting room below, a more intimate social space, its curved line lending itself naturally to seating. A large contemporary wood-burning fire anchors the back wall. Bi-fold doors open at courtyard level directly onto the walled courtyard garden. White marble steps rise at the rear into the vestry providing utility, shower room and secondary courtyard access.



## The Chapel (1874) Cont..

On the left side of the building, the main staircase rises to a substantial, light-filled double bedroom spanning the rear width of the property, with double glazed doors overlooking the courtyard. A bathroom with sunken bath and shower room serves this level. From the landing, a staircase opposite the bedroom climbs into the cone, two bedrooms on successive floors, the uppermost a room of genuine character: a large skylight overhead providing generous views of the countryside.

A separate winding staircase on the ground floor, from the nave leads to the congregation gallery, now a large bedroom or home office. The front wall holds a large circular stained glass window at its centre (known as the Rose window). The wall opposite is entirely glazed, looking down into the Chapel below. This room can be linked to the upper bedroom within the cone (See Plans).

Above the congregation gallery, accessed from the second bedroom, there is space for a further small bedroom or office.



## The Schoolroom (1796)

Connected internally to the Chapel and entered independently from both the front of the property and the courtyard, the older Schoolroom is a self-contained living space in its own right. The ground floor is open-plan (kitchen, dining and living), flooded with natural light throughout the day and has a wood-burning stove as its centrepiece. A functional kitchen is in place pending the buyer's specification. A spiral staircase rises to a mezzanine bedroom and bathroom beneath the original roof-line. Steps descend from the ground floor to the wine cellar below, maintaining a constant 11–14°C year-round.

### Gardens and Grounds

The walled courtyard to the rear is approximately 80% complete, Cotswold stone throughout with a landscaped patio and long lily-pond water feature known as a rill, running its length. The courtyard garden is sheltered and catches the sun throughout the day. The external garden wraps around the property east to west. To the front, a driveway provides off-road parking. Planning is in place for an external studio.

































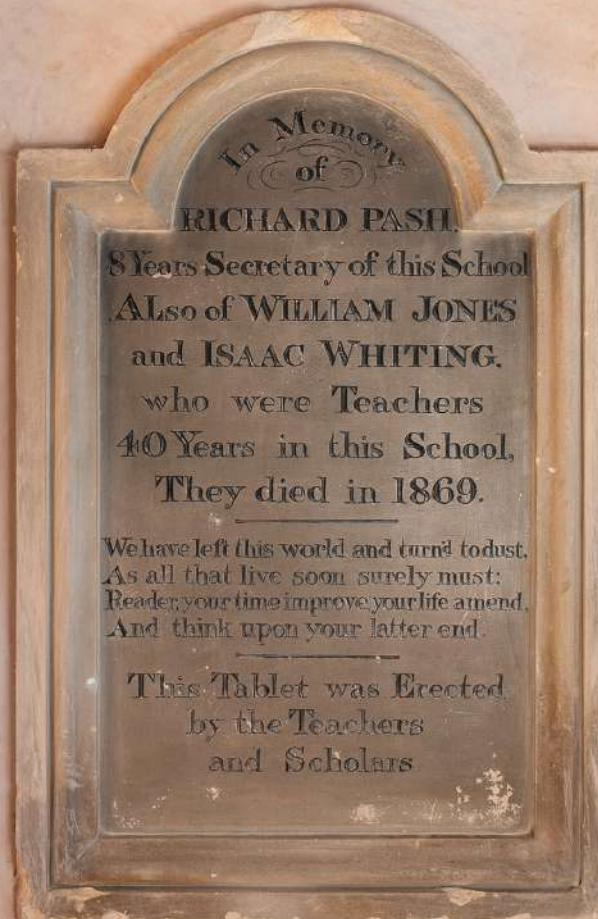


























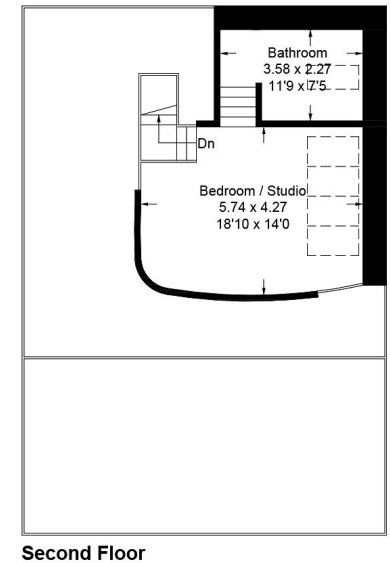
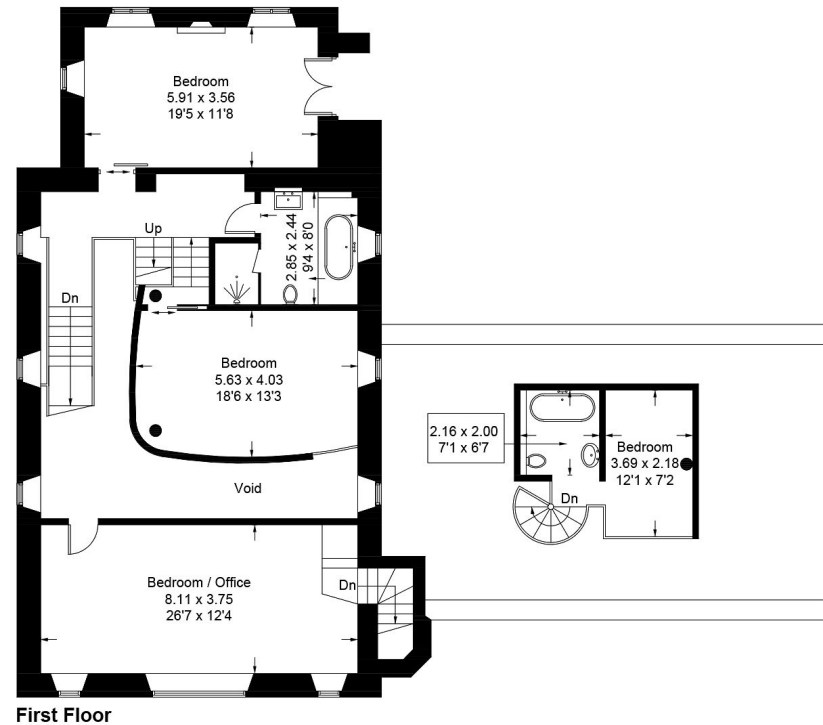
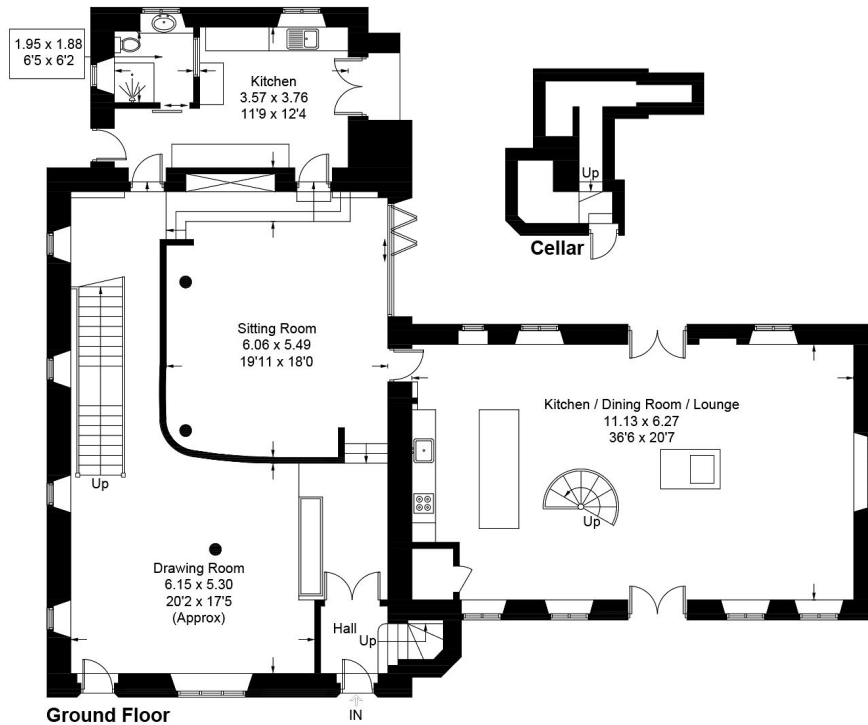
# The Old Chapel, GL6 7NZ

Approximate Gross Internal Area = 336.3 sq m / 3620 sq ft

Cellar = 7.0 sq m / 75 sq ft

Total = 343.3 sq m / 3695 sq ft

(Excluding Void)



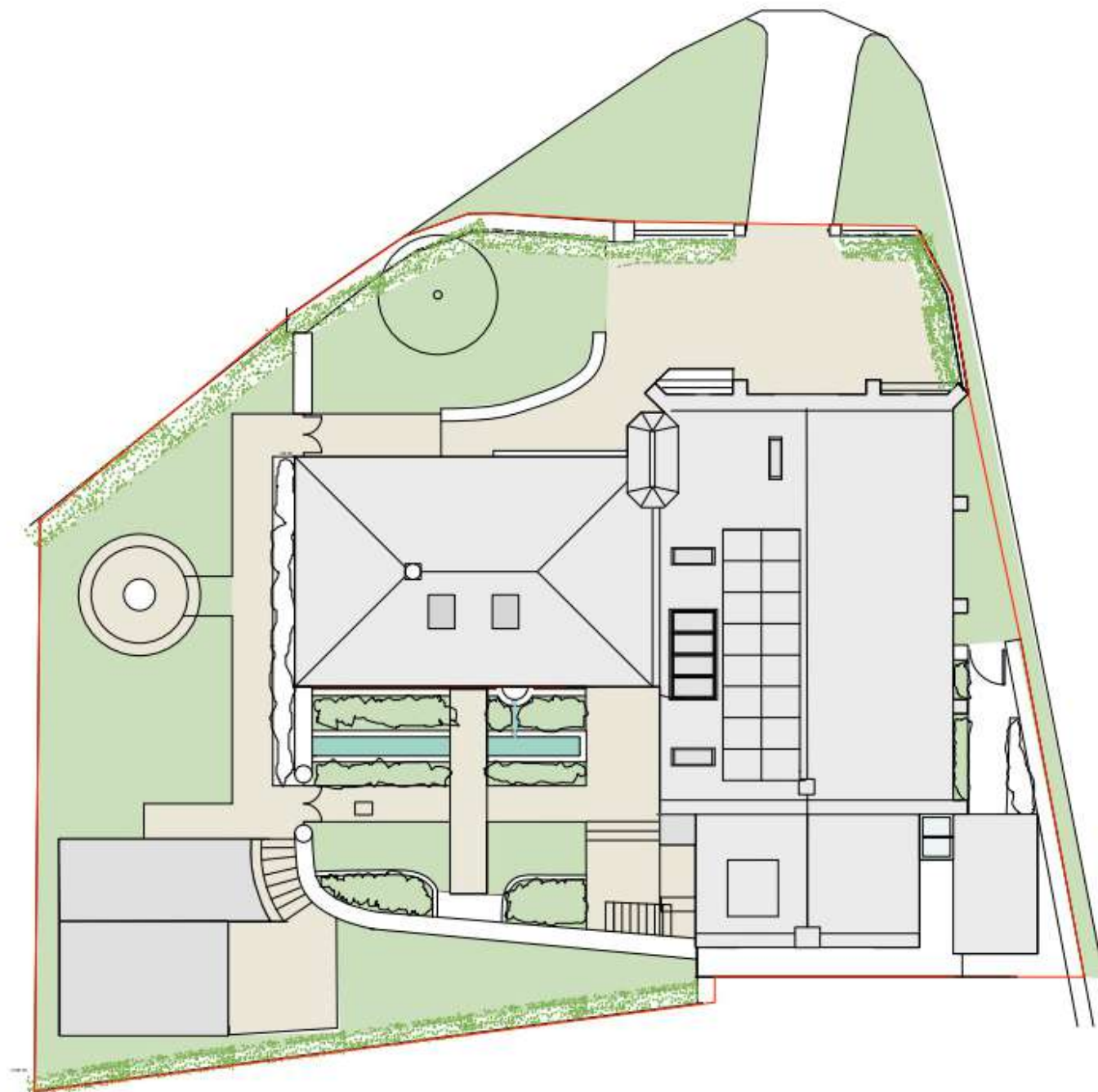
# THE VISION

## The Old Chapel

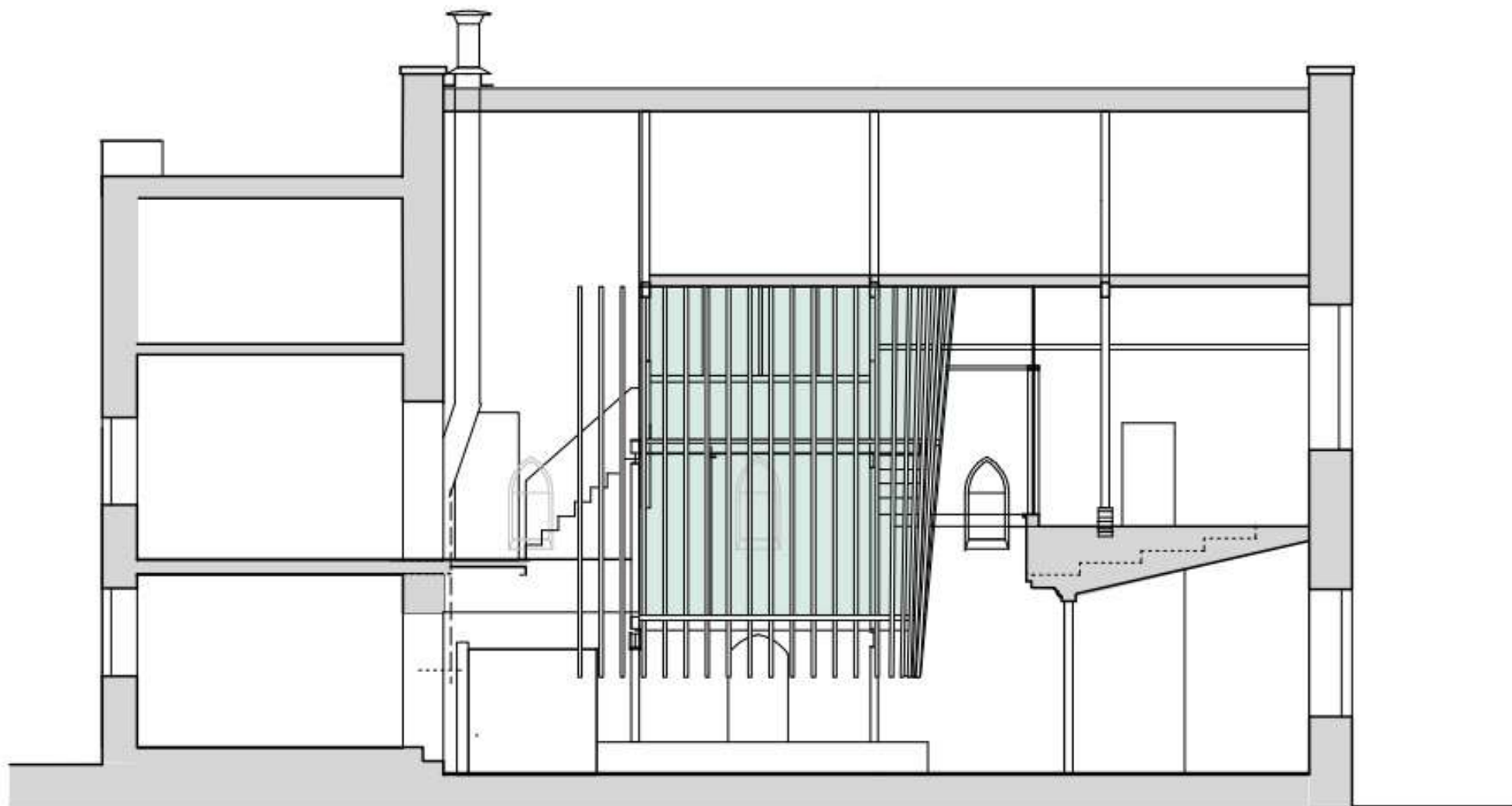
Computer Generated Images - indicative only.  
Layouts and finishes subject to specification.







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## The Architect

Gransmore Architects is an award winning RIBA chartered practice based in Stroud, specialising in heritage conversion, contemporary extension and sustainable residential design across the Cotswolds and beyond. Recent work includes Timbercombe Art Retreat, commended by The Sunday Times for Best Conversion, Adaptation and Reuse.

The Old Chapel is the practice's own project, designed and built under Gransmore Architects' supervision.

The architect is available to bring that vision to fruition, working with the buyer's own preferences, adapting to their specification or stepping back entirely. The project is comprehensively supported: drawings, calculations, tenders and programme are all in place for whoever takes it forward.

<https://gransmore.co.uk>



# Gransmore Architects

## The Opportunity and Programme

### *A stage rare in the heritage market.*

The Old Chapel is offered at a point of completion that few heritage properties ever reach. The building is habitable, heated and watertight. The buyer steps in from day one with no need to vacate or carry duplicate costs.

- **PHASE 1:** Building Control: Discharge of the outstanding building regulations application. Safety, fabric, services. Approximately three months on site following contractor mobilisation.
- **PHASE 2:** Specification: Upper-floor interiors, kitchens and finish, entirely at the buyer's discretion, within a design framework already drawn and costed.
- Planning permission is in place for an external studio and wood store.
- Four contractor tenders are in place dated May 2026.
- JCT Minor Works contract
- Gransmore Architects are available to project manage to completion.
- The property's stage of completion sits within standard criteria for specialist lenders for Renovation Finance including Shawbrook, Together and Pepper Money. For cash or standard mortgage buyers, the building is habitable and mortgageable today.
- Full programme, Schedule of Works & costings available in Purchaser Information Note



## Specification

### INSULATION AND FABRIC

- High-performance wall and roof insulation throughout
- Cotswold stone external walls; original historic fabric retained
- New double glazed steel windows
- Passivent whole-house mechanical ventilation installed

### HEATING AND ENERGY

- Air source heat pump (2010): no gas supply to property
- Pressurised underfloor heating throughout with zones commissioned
- Solar thermal panels: roof-mounted hot water generation
- Photovoltaic panels: export tariff income in place
- Contemporary wood-burning fire/stove: Chapel
- Wood-burning stove: Schoolroom

### FIRE SUPPRESSION

- Sprinkler system: first fix complete throughout

## Planning

- Full planning permission: conversion and change of use. S.09/2217/FUL, Stroud District Council, consented 24 February 2010 (implemented)
- Planning permission: dormer windows and external stores/studio. S.16/2407/HHOLD, consented 16 December 2016
- Cotswold AONB: no Conservation Area designation
- Building Regulations: open application ref DPSC6474, second fix stage
- Building Regulations indemnity policy placed at completion by vendor's solicitor.
- Additional 6th bedroom (contained within S.09/2217/FUL,)

\*Complete drawings, QS schedule and contractor tenders in the Purchaser Information Note: on request.

## Material Information

- Tenure: Freehold
- Local Authority: Stroud District Council
- Planning: S.09/2217/FUL + S.16/2407/HHOLD
- Conservation Area: No
- AONB: Yes, Cotswold National Landscape
- EPC: C
- Council Tax Band: Band G
- Plot: 0.17 Acres
- Total Area: 3,688 sq.ft / 342.6m<sup>2</sup>
- Flood Risk: Very low
- Services: Mains water & electricity, septic tank drainage
- Gas provision is by way of bottled gas for cooking in Schoolroom and Chapel (No mains gas).
- Heating: Air source heat pump (2010), solar thermal, photovoltaic, wood-burning fire, wood-burning stove
- Internet: Ultrafast Broadband
- Mobile Phone: Coverage for EE, o2, Vodafone and Three

## Energy Efficiency

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 69 C    | 72 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

The Energy Performance Certificate provides a measure of a home's overall energy efficiency. The higher the rating, the more efficient the home and the lower the running costs. The Old Chapel benefits from an air source heat pump with underfloor heating throughout, solar thermal and photovoltaic panels with export tariff, Passivent ventilation and high-performance insulation. No mains gas.

## Schedule of Accommodation

### THE CHAPEL (1874)

Drawing Room: 20'2 x 17'5 (6.15m x 5.31m)

Sitting Room: 19'11 x 18'0 (6.07m x 5.49m)

Vestry / Utility: 11'9 x 12'4 (3.58m x 3.76m)

Bathroom: 6'5 x 6'2 (1.96m x 1.88m)

Bedroom 1: 19'5 x 11'8 (5.92m x 3.56m)

Study / Bedroom 2: 26'7 x 12'4 (8.10m x 3.76m)

Bathroom / Shower Room: 9'4 x 8'0 (2.84m x 2.44m)

Bedroom 3: 18'6 x 13'3 (5.64m x 4.04m)

Bedroom 4 / Studio: 18'10 x 14'0 (5.74m x 4.27m)

Bathroom: 11'9 x 7'5 (3.58m x 2.26m)

Top floor (potential bedroom/office): measurement TBD

### THE SCHOOLROOM (1796)

Kitchen / Dining / Living: 36'6 x 20'7 (11.12m x 6.27m)

Bedroom 5: 12'1 x 7'2 (3.68m x 2.18m)

Bathroom: 7'1 x 6'7 (2.16m x 2.01m)

Cellar: 75' sq.ft (7m<sup>2</sup>)

### EXTERNAL

Walled courtyard garden in Mediterranean styling with rill: ~80% complete

Side/Rear garden

Driveway / off-road parking for 2+ cars

Outbuilding: planning permission in place, not yet built



# The Old Chapel

Oakridge Lynch, Stroud



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