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Limb
MOVING HOME









The Old Chapel, 96 Front Street, Lockington, East Yorkshire, YO25 9SH

- Stunning Former Chapel
- Delightful Village
- Beautifully Appointed
- Council Tax Band = E
- 3 Bedrooms
- Fabulous Living Space
- Nearly 2,000 sq.ft.
- Freehold / EPC = C

£425,000

INTRODUCTION



If you are searching for something a little different in a delightful village setting, this remarkable former chapel could be just the one for you.
Converted in 2015, the property has been transformed into a stunning and highly individual home, awash with character and architectural interest, with spacious accommodation extending to approaching 2,000 sq ft. It is also an excellent choice for those seeking ease of maintenance, with no garden to look after and beautiful surrounding countryside quite literally on the doorstep.
Occupying a central position within the highly desirable village of Lockington, approximately 7 miles from Beverley and 8 miles from Driffield, the property immediately impresses with the scale and proportions of its principal rooms. Particularly striking is the fabulous living kitchen, where a dramatic double-height ceiling and bespoke arched window allow natural light to flood in from the south. An attractive fitted kitchen with substantial central island is complemented by a comfortable living area with cosy log burner.
The accommodation is depicted on the attached floorplan and briefly comprises an entrance lobby with grand timber entrance door, a superb lounge/dining room with study area beyond, the impressive living kitchen, a well-fitted utility room, separate study and downstairs W.C.
Upstairs, a galleried landing provides access to three bedrooms. The particularly spacious principal bedroom features fitted wardrobes and a stylish en-suite bath/shower room, while the remaining two bedrooms are served by a "Jack and Jill" shower room.
A truly distinctive village home combining the character and proportions of its former chapel origins with the comfort and practicality of modern-day living.

LOCATION

Situated north east of Beverley, Lockington is an idyllic English village nestled in the heart of the Yorkshire Wolds. Its appeal is underscored by being a conservation area village with a charming stream, beautiful church and stunning surrounding countryside. It has a strong sense of community with regular events and activities and is ideal for a family with its well regarded primary school. Whilst there is no pub in the village, it is handily placed for the some of the areas best pubs and eateries including the Michelin starred Pipe & Glass at South Dalton and the superb Wellington Inn at Lund. Lockington is a tranquil location situated between the A164 Beverley to Driffield road and the B1248 Beverley to Malton road. it is ideal for the outdoors lover with access to bridleways and footpaths, beautiful countryside and the Minster Way crosses the pasture land to the rear.

Beverley approx. 7.5 miles,
Driffield approx. 8.5 miles,
Market Weighton approx. 12 miles,
York approx 30 miles.

ACCOMMODATION

An impressive timber entrance door to:

ENTRANCE HALLWAY

An impressive timber entrance door. Tiled floor. Internal door to:



LOUNGE/DINING ROOM

A stunning room measuring approximately 16'6" by 24'10" plus study area to the rear. A fabulous space with feature window to the south and further window to side. A fireplace is a focal point with TV provision above.







STUDY AREA

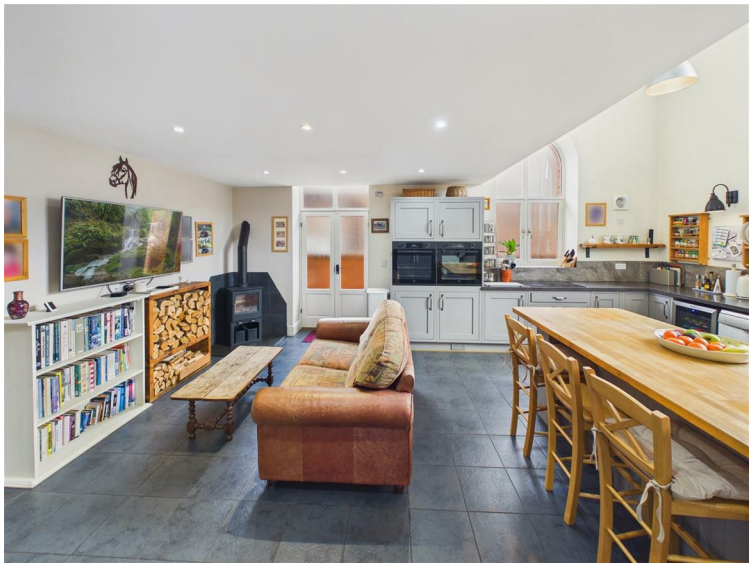
Situated to the rear of the large lounge/dining room. Two Velux windows allow light to flood in.



LIVING KITCHEN

The heart of the home, this striking room measures approx. 19'4" by 21'3". Its formal double height ceiling frames the bespoke arched window to the south. The living space features a log burner to one corner, ideal for those cosy winter nights. The kitchen has an extensive range of attractive units and matching island with chunky timber top and pull-up breakfast bar. There is a one and a half sink and drainer, two ovens, hob, fridge, wine chiller andbuilt-in dishwasher and plumbing for an extra dishwasher. Tiled floor.





KITCHEN AREA



OFFICE

Tiled floor, window to side.



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UTILITY ROOM

Matching units to the kitchen with sink and drainer, space for washer and dryer. Tiled floor.



W.C.

Low level W.C. and wash hand basin.



FIRST FLOOR

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GALLERIED LANDING

Store cupboard to one corner.



BEDROOM 1

A beautiful room having a part exposed king truss and an internal cantilever window looks to the front of the house and through the grand arched window. There are two further Velux windows. To one corner are fitted wardrobes creating a dressing area.





EN-SUITE BATH/SHOWER ROOM

A stylish suite comprising low level W.C., wash hand basin and cabinet, bath and corner shower cubicle, tiled surround. A cupboard to one corner houses the pressurised water system.



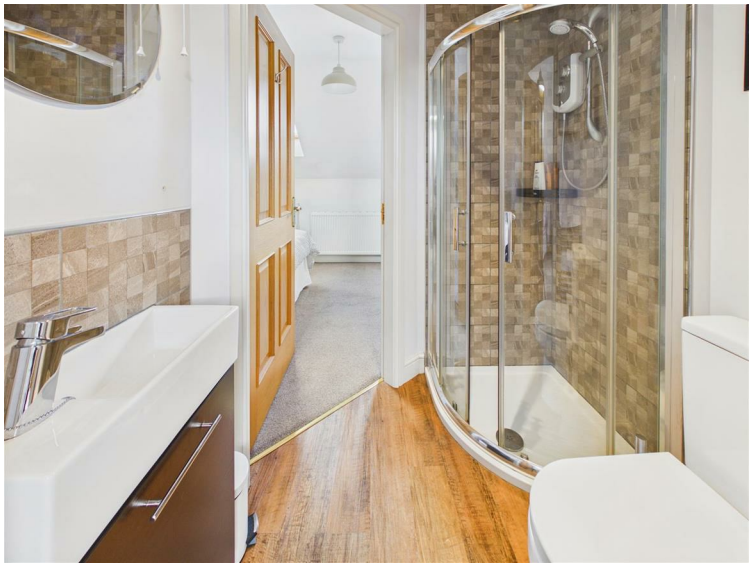
BEDROOM 2

A large double bedroom with two Velux style windows to the front.



JACK & JILL SHOWER ROOM

With wash hand basin, low level W.C., corner shower cubicle.



BEDROOM 3

With two Velux style windows to rear.



OUTSIDE

The property has no formal garden with access via a path to one side to a side entrance door. Parking is on street.

HEATING

The property has the benefit of an air sourced heat pump.

GLAZING

The property has the benefit of double glazing.

TENURE

Freehold

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COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band E. We would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS

Please note those items specifically mentioned in these particulars are to be deemed as being included in the purchase price unless otherwise agreed in writing. Certain other items may be available by separate negotiation as to price, such as floor coverings, curtains and light fittings. Those items visible in the photographs such as furniture and personal belongings are not included in the sale price.

VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982. A prospective viewer should check on the availability of this property prior to viewing.

AGENTS NOTE

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or any heating system nor any specific fittings for this property and cannot verify that they are in working order.
All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only, not be relied upon as being to scale.
Limb Estate Agents Ltd for themselves and for the vendors of this property whose agents they are give notice that:
(i) the sales particulars are set out as a general outline only for the guidance of intending purchasers, and do not constitute any part of an offer or contract
(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct however any intending purchaser should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them
(iii) no person in the employment of Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. The agent will not be responsible for any verbal statement by a member of staff and only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested.
The sales particulars may change in the course of time and any intending purchaser is advised to make a final inspection of the property prior to an exchange of contract.
If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.
These sales particulars are issued on the strict understanding that all negotiations are conducted through Limb Estate Agents Ltd.

PHOTOGRAPH DISCLAIMER

In order to capture the features of a particular room we will often use wide angle lens photography. This has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within the particulars. AI may have also been used to enhance photography. Please be aware that the items shown in photographs are not included in the sale of the property other than those stated in the written sales particulars.

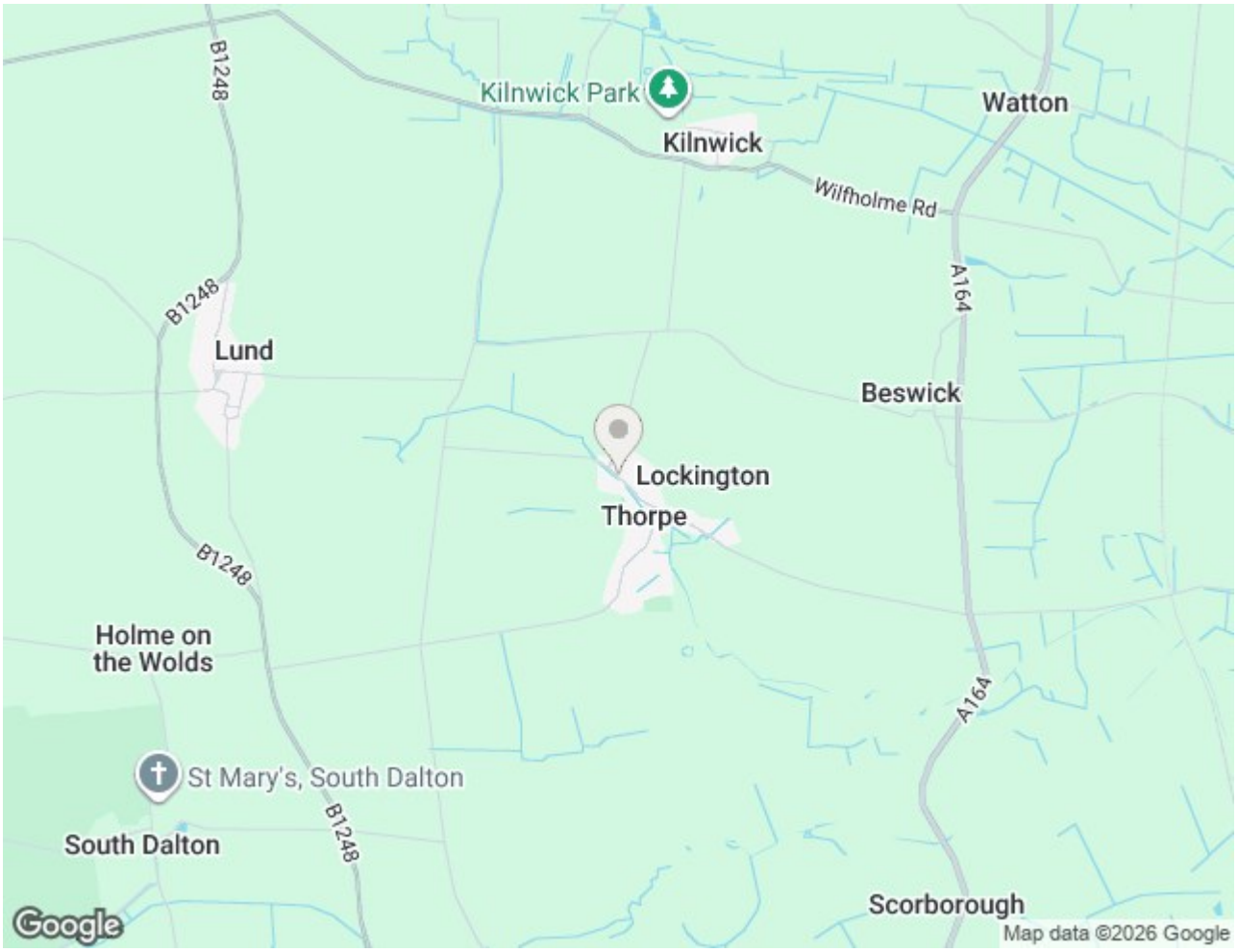
PROGRESSING AN OFFER

In order to progress an offer we are required by law to conduct anti-money laundering checks on all potential buyers. In line with HMRC guidelines, we ask Lifetime Legal, in this respect to carry out these checks. Once your offer is accepted in principle (subject to contract) they will send a secure link to complete the biometric checks electronically. This process incurs a non-refundable fee of £48 including VAT and Lifetime Legal will handle the payment for this service direct with you. Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, we will then issue the Memorandum of Sale to the solicitors in order for the conveyancing to commence.

PROPERTY TO SELL?

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.

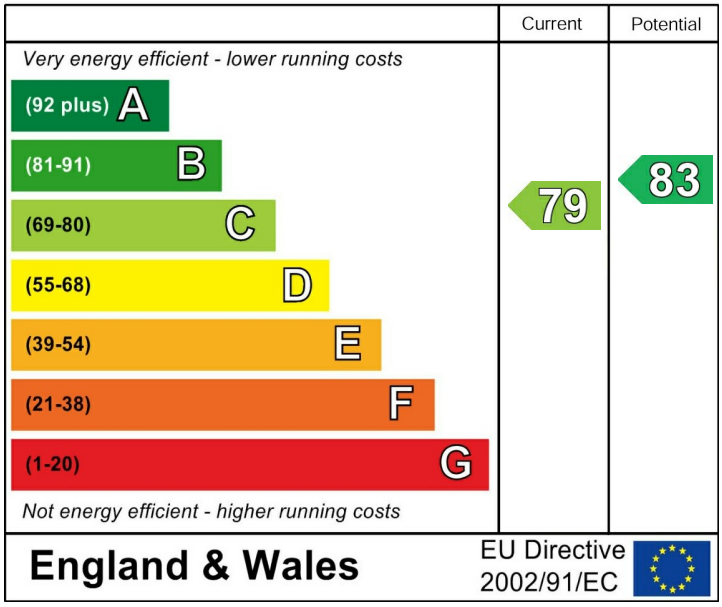
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B1248
Kilnwick Park
Kilnwick
Watton
Wilfholme Rd
A164
B1248
Lund
Beswick
Lockington
Thorpe
B1248
Holme on the Wolds
A164
St Mary's, South Dalton
B1248
South Dalton
Scorborough
Google
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Lounge/Dining Room
16'6" x 24'10"
5.05 x 7.59 m
Study Area
12'0" x 7'7"
3.67 x 2.33 m
WC
Hallway
Utility Room
9'8" x 5'9"
2.96 x 1.78 m
Kitchen / Living Area
19'4" x 21'3"
5.92 x 6.49 m
Study
8'11" x 9'5"
2.73 x 2.89 m
W
N
S
E
Floor 0
Approximate total area(1)
1152 ft²
107 m²
Reduced headroom
6 ft²
0.6 m²
(1) Excluding balconies and terraces
Reduced headroom
Below 5 ft/1.5 m
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.
GIRAFFE360


Bedroom 2
16'4" x 10'11"
5.00 x 3.33 m
Bedroom 3
16'5" x 13'7"
5.03 x 4.14 m
Shower Room
5'2" x 5'3"
1.59 x 1.61 m
Landing
En-Suite
10'0" x 5'11"
3.06 x 1.83 m
Bedroom 1
12'5" x 20'2"
3.80 x 6.16 m
W
N
S
E
Floor 1
Approximate total area(1)
782 ft²
72.5 m²
Reduced headroom
66 ft²
6.1 m²
(1) Excluding balconies and terraces
Reduced headroom
Below 5 ft/1.5 m
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.
GIRAFFE360

Energy Efficiency Rating



Environmental Impact (CO_2) Rating

