

Chapel House

STOKE ALBANY, MARKET HARBOROUGH



JAMES
SELICKS



“CHAPEL HOUSE IS FAR MORE THAN A CONVERTED CHAPEL”.

“IT IS A BEAUTIFULLY RESTORED PIECE OF local history that has been thoughtfully reimagined for contemporary living—offering character, practicality, exceptional space and a lifestyle that is INCREASINGLY DIFFICULT TO FIND”.



A home with a story unlike any other, Chapel House was built in 1901 as Stoke Albany's Wesleyan Chapel and has stood at the heart of the village for well over a century. Throughout its rich history, it has played a variety of roles within the community, including serving as the village dance hall—a chapter still reflected today in the covenant preventing the sale of alcohol on the premises. Thoughtfully and extensively modernised, the property seamlessly blends breathtaking period architecture with stylish contemporary living, creating a truly move-in-ready home in one of the area's most desirable villages. Its heritage remains carefully preserved, with the original Bibles and religious texts from its days as a working chapel staying with the house, offering a unique connection to its remarkable past. Surrounded by beautiful countryside yet just five miles from Market Harborough, Chapel House is a truly special home that must be experienced to be fully appreciated.

Former Wesleyan Chapel sympathetically converted into a unique family home • Extensively renovated throughout including kitchen, bathrooms, heating, windows, doors and insulation • Magnificent sitting room with vaulted ceilings, Gothic arched windows & wood-burning stove • Stunning open-plan dining kitchen with central island and garden access • Flexible 3/4 bedroom accommodation (easy potential for fourth bedroom) • Ground-floor guest suite with adjoining shower room • Landscaped gardens with beautiful countryside views • Quiet village setting with walks from the doorstep and popular village pub • Just 5 miles from Market Harborough with excellent rail links to London • Approx. 1,597 sq ft of flexible accommodation

Accommodation

Today, Chapel House has been sympathetically transformed into an exceptional family home, combining stunning period architecture with all the comforts of modern living. Over the last ten years the current owners have invested extensively, carrying out a comprehensive renovation including a partial replacement roof, upgraded heating system, new windows and doors, beautifully appointed bathrooms, a fabulous contemporary kitchen, an internal extension, significant insulation improvements and landscaped gardens. The result is a home that is ready to move straight into and enjoy, with little left to do other than the option of external re-rendering should a future owner wish.

From the moment you step inside, the scale and character are immediately evident. The magnificent sitting room is undoubtedly the heart of the home, with soaring vaulted ceilings, striking Gothic arched mullion windows and a feature fireplace with wood-burning stove creating a spectacular yet welcoming living space. Flooded with natural light, it perfectly showcases the building's heritage while offering a warm and comfortable setting for everyday life.

The beautifully designed open-plan dining kitchen is ideal for modern family living and entertaining, featuring quality cabinetry, integrated appliances, a central island and direct access to the garden. An adjoining family room provides an additional relaxed reception space, making this area the social hub of the home.

The accommodation offers exceptional flexibility. Currently arranged as three generous double bedrooms, the substantial principal suite could easily be reconfigured to create a fourth bedroom if desired. The ground-floor double bedroom with adjoining shower room provides ideal guest accommodation, multi-generational living or a teenager's suite, while the dedicated home office offers an excellent space for remote working.

Outside

Outside, the gardens have been thoughtfully landscaped to create attractive spaces for entertaining and relaxing, while enjoying the property's wonderful open views across the surrounding countryside. The peaceful setting offers a true sense of escape yet remains remarkably convenient.





Location

Stoke Albany is one of the area's most desirable villages, renowned for its friendly community, beautiful rolling countryside and highly regarded village pub. Wonderful walks begin directly from the doorstep, while the neighbouring village of Wilbarston, just one mile away and easily reached on foot, offers a further pub, café, post office and additional local amenities.

Despite its idyllic rural setting, Chapel House is perfectly placed for modern life. The thriving market town of Market Harborough is just five miles away, offering boutique shopping, restaurants, supermarkets and fast rail services to London St Pancras. Corby is also within easy reach, providing excellent leisure facilities, retail parks and further transport connections.

Tenure: Freehold

Local Authority: North Northamptonshire Council

Listed Status: Not Listed. Built 1901

Conservation Area: Yes, Stoke Albany Conservation Area

Tax Band: E

Services: The property is offered to the market with all mains services, gas-fired central heating with HIVE thermostat and drainage to a soakaway

Meters: Electric and gas smart meters and a water meter

Broadband delivered to the property: FTTC

Non-standard construction: Believed to be of standard construction

Wayleaves, Rights of Way & Covenants: Yes

Flooding issues in the last 5 years: No

Accessibility: Two storey dwelling

Planning: The neighbouring property at 3 Chapel Lane are potentially seeking a planning consent to extend the property. This is not expected to impact Chapel House's views, or the new owner's enjoyment of the property.







Chapel Lane, Stoke Albany, Market Harborough, LE16

Approximate Area = 1597 sq ft / 148.3 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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Measures and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.



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