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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



The Old Chapel Chapel Lane  
Belchford  
LN9 6LR

Offers in the Region Of £475,000

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### Property Description

This stunning 1871 Wesleyan Chapel conversion offers exceptionally spacious and high specification accommodation extending to approximately 3,350 sq ft, combining modern comfortable living with a wealth of original architectural and ecclesiastical features. Highlights include four double bedrooms, three bathrooms (two ensuite) and three reception areas, including a spectacular quadruple-aspect vaulted ceiling mezzanine reception of around 1,110 sq ft. The heart of the home is the impressive triple-aspect 518 sq ft kitchen, dining and living space, fitted with soft-close cabinetry and central island, creating an ideal environment for both everyday living and entertaining. The property also benefits from a second reception room, utility room and boiler room. Throughout the home are striking period features including exposed ceiling beams, hardwood balustrading, vaulted ceilings, stained arched windows and maple parquet flooring. Externally the property offers a double width block paved driveway, attractive front cottage-style garden, and decorative metal gates providing access to both sides of the property. Paved and gravelled pathways extend around the property with areas ideal for seating or potted plants. Located in the highly desirable village of Belchford, which benefits from a recently reopened public house and

attractive countryside walks, the property is approximately five miles north of the historic and well-served market town of Horncastle. Further benefits include central heating and TV points to the two ensuite bedrooms, snug and mezzanine floor. Viewing is essential to appreciate the quality, charm and the amazing space that is on offer.

### Vestibule

7' 4" x 5' 0" (2.24m x 1.52m) max

Accessed via impressive arched hardwood double entrance doors with period hinges and traditional lock and key, the vestibule features a ceramic tiled floor, automatic ceiling light, and coat hanging space. There is also a double-fronted base cupboard housing modern electricity consumer units, with a door leading through to the entrance room.

### Entrance Room

7' 6" x 30' 1" (2.29m x 9.17m)

A striking dual-aspect entrance room featuring two arched hardwood windows to the front with obscure glazing and stained glass detailing, complemented by matching arched windows to the side, including clear glazed panels that enhance the natural light. The space is further elevated by a dramatic vaulted ceiling with exposed timber beams and ecclesiastical-style hardwood balustrading to the first-floor mezzanine above. Additional features include contemporary half-circular wall lights, double radiators with

thermostatic valves, maple parquet flooring, with the room flowing open plan into the statement hallway.

### Hallway

38' 2" x 5' 11" (11.63m x 1.80m) L shaped to the far end

A spacious and well-presented hallway illuminated by flush-fitting LED/halogen ceiling spotlights and fitted with a smoke alarm. The area features maple parquet flooring, two radiators with thermostatic valves, and convenient power points. A carpeted staircase with wooden handrail rises to the impressive main mezzanine reception room, while a stepped opening leads down to the utility room. From the hallway there is access to the modern family bathroom, the principal bedroom suite with dressing area and en-suite shower room, a second double bedroom with en-suite, and two further double bedrooms, one of which is currently utilised as a home office.

### Kitchen/Living Dining Room

18' 1" x 28' 8" (5.51m x 8.74m)

An impressive triple-aspect kitchen, dining and living space, thoughtfully designed for both everyday living and entertaining. The kitchen is fitted with a comprehensive range of high-gloss cream soft-close cabinetry, including cupboards, deep pan drawers and pull-out storage, complemented by matching wall units and solid oak block worktops. A one-and-a-half bowl inset ceramic sink with mixer tap is positioned beneath the window, while a matching central island provides additional storage along with power and drainage connections. Integrated appliances include a Bosch stainless steel and smoked-glass double oven, together with a five-ring gas hob and stainless steel and curved glass extractor hood with integrated lighting. There is also a built-in fridge freezer, additional appliance space, and ample room for a large dining table and seating area. The room enjoys excellent natural light from its triple aspect, including UPVC double-glazed windows and door to one side, a further window to the opposite side, and a wide opening to the rear with triple-width doors and full-height glazed panel. Slatted blinds on all kitchen windows as well as the back door. Electric roller blinds to the patio doors. Further features include exposed timber ceiling beams with corbelled supports, recessed LED ceiling spotlights, feature wall lighting, three radiators with thermostatic valves, and extensive power points. The space is finished with high-gloss ceramic tiled flooring, with a door leading to the second reception room.

### Sitting Room / Snug

9' 9" x 14' 6" (2.98m x 4.42m)

A versatile space offering a multitude of uses such as its current use as a second reception room or could be an ideal home office or hobby room. Double central heating radiator. Double glazed window to the side elevation with slatted blind.

### Utility Room

8' 2" x 8' 3" (2.49m x 2.51m)

Fitted with a ceiling light and access to the roof void, the utility room provides a practical space with a range of cream wall units, including an obscure glazed display cabinet. There is space and plumbing for a washing machine, dishwasher and tumble dryer, together with additional space for a fridge freezer. The room is finished with high-gloss ceramic tiled flooring and matching skirting, and features Georgian-style bevel-edged glazed half doors leading through to the kitchen/dining/living room and the boiler room.

### Boiler Room

9' 10" x 4' 0" (3m x 1.22m)

Offering uPVC double glazed window and entry door to the side elevation, this useful room provides plenty of storage and has a fitted Worcester Greenstar Camray 25/32 floor mounted oil fired boiler and high pressurised hot water cylinder with immersion heater.

### Family Bathroom

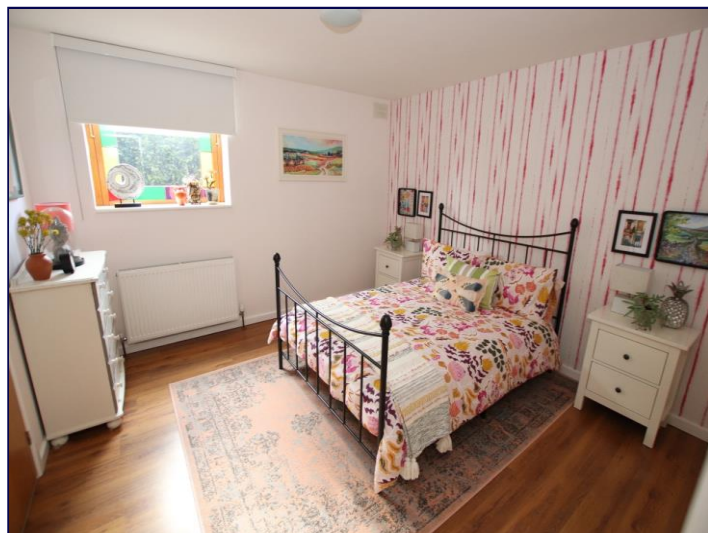
6' 1" x 11' 1" (1.85m x 3.38m)

Contemporary family bathroom featuring an elegant hardwood-framed window with intricate stained detailing to the side, providing natural light and charm. The space is illuminated by recessed ceiling LED/halogen spotlights, and fitted with an extractor fan. Walls are fully clad in tiles, with a coordinating tiled window sill adding a seamless touch. At the heart is a stylish panelled bath adorned with mosaic tiling and extendable shower attachment at one end. A wall mounted vanity wash hand basin surmounted by an illuminated mirror along with a convenient shaver point. Completing the suite are a low-level close-coupled WC, a polished stainless steel heated towel rail, and a ceramic tiled floor accented by an mosaic border.

### Bedroom One

14' 5" x 11' 5" (4.39m x 3.48m)

The first of the double bedrooms offers a feature stained glass window to the side elevation. Tastefully decorated and having central heating radiator. Doors to the ensuite and to a walk in wardrobe/dressing room. Roller blind to window.



### Walk in Wardrobe/dressing

8' 1" x 4' 2" (2.474m x 1.262m)

A great space with hanging rails and providing ample storage.

### Ensuite to Bed One

6' 9" x 8' 0" (2.06m x 2.44m)

Lovely modern ensuite again offering a hardwood double glazed and stained glass window to the side. Equipped with a wall mounted wash hand basin, wall hung w.c and a corner shower cubicle. Tiling to the wall and floor surfaces. Chrome effect central heating towel radiator. Down lighting.

### Bedroom Two

11' 9" x 11' 6" (3.58m x 3.51m)

Another good sized double bedroom, again with the matching stained glass window to the side and roller blind. Oak effect laminate flooring along with being attractively decorated. Central heating radiator. Door to the ensuite.

### Ensuite to Bed Two

3' 7" x 11' 7" (1.101m x 3.520m)

A modern ensuite serves the second bedroom, with a shower cubicle at one end with a hand and rainfall shower. Also equipped with a wall-mounted wash hand basin and close-coupled WC. Tiling to the walls. Chrome effect central heating towel radiator. Fitted extractor fan. Down lighting.

### Bedroom Three

13' 10" x 11' 6" (4.22m x 3.51m) max

Bedroom three offers a stained glass window to the side elevation and has a central heating radiator. A recess provides the perfect space for the installation of a wardrobe. Roller blind to window.

### Bedroom Four

10' 9" x 11' 7" (3.28m x 3.53m)

The fourth and final bedroom is yet another double sized room and is currently used as a home office for the current owner. Central heating radiator. Stained glass window to the side elevation with roller blind.

### First Floor Reception / Mezzanine Level

37' 1" x 29' 10" (11.30m x 9.09m)

This magnificent quadruple-aspect principal room forms the breathtaking centrepiece of this exquisite converted chapel, bathed in natural light from every direction and crowned by a dramatic vaulted ceiling with stunning exposed original timber beams and elegant arched supports that showcase the building's rich ecclesiastical heritage. Graceful three arched obscure-glazed lead-detailed stained glass windows adorn either side, infusing the space with a soft, jewel-like glow and timeless artistry. To the front, two further arched windows are framed by exquisite ecclesiastical hardwood balustrading, creating a striking gallery overlook to the entrance hall below – a truly theatrical and luxurious feature that



adds depth and grandeur. The room is elegantly appointed with ample lighting, TV points, and numerous power points. Underfoot lies an attractive varnished wood flooring, its rich patina enhancing the sense of history and refinement. A truly rare and captivating reception room of impressive proportions and unparalleled character – the perfect fusion of historic splendour and modern luxury.

#### Outside

To the front you find off road parking that can accommodate two cars complemented with a raised garden from the road which offers an abundance of mature plants and shrubs creating a cottage styled garden. Pathways to the side accessed via full height decorative metal scrolled gates lead down the side elevation where to one side there is space to accommodate a sitting area or even a hot tub. The space could be complemented by the way of pots with flowers and shrubs which could run down the length for those wishing to do so. The paving continues across the rear where you find the LPG gas bottles for the kitchen gas hob. To the opposite side there is an oil tank along with gravelled pathway. The gardens offer great degree of privacy due to the fence perimeter running down the sides and to the rear a wall and hedge again provide privacy.

#### Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

#### Services

All mains services with the exception of mains gas are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

#### Broadband and Telecom Communications

Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

#### Viewings

Please contact the relevant marketing office and all viewings are strictly by appointment only please.

#### Council Tax Information

Band D: To confirm council tax banding for this property please view the website [www.voa.gov.uk/cti](http://www.voa.gov.uk/cti)

#### Free Valuations

We offer a free valuation with no obligation, just call the relevant office or visit [www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk) seven days a week to arrange for your free valuation.

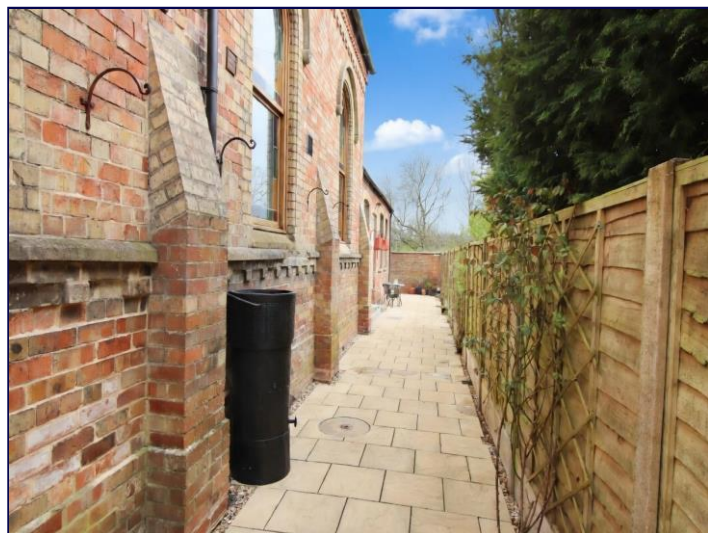
#### Property Management

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

#### Mortgage and Financial Advice

With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

**STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**



**OPEN 7 DAYS A WEEK**

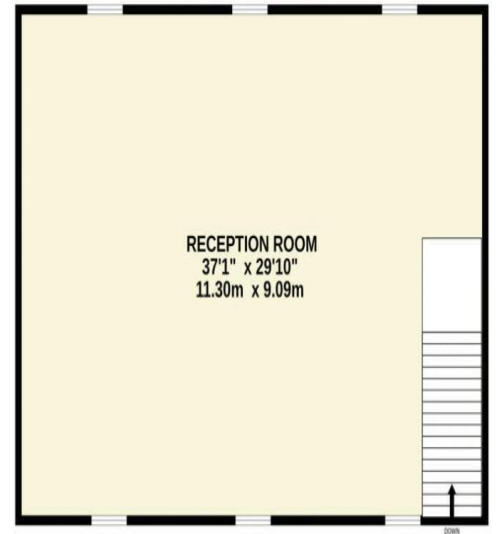
Monday to Friday  
Saturday  
Sunday

9am to 5.30pm (Tuesday opening 9.30am)  
9am to 3.00pm  
11am to 2.00pm (Louth & Immingham closed)

GROUND FLOOR  
2096 sq.ft. (194.7 sq.m.) approx.



1ST FLOOR  
1309 sq.ft. (121.6 sq.m.) approx.



TOTAL FLOOR AREA : 3405 sq.ft. (316.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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