



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



The Old Chapel Main Street,

£270,000

Pattrington Haven, Pattrington Hull, HU12 0PT



A beautifully refurbished and characterful four-bedroom home, set within a converted Methodist chapel in the charming village of Pattrington Haven, just outside the main village of Pattrington. This unique property offers a rare opportunity to acquire a spacious and distinctive residence, seamlessly blending original period features with high-quality modern upgrades throughout.

The property has undergone extensive renovation, including new flooring throughout, a newly installed kitchen, upgraded radiators, replacement of 14 windows, and a stylish contemporary bathroom. A new consumer unit has also been installed, further enhancing the home's safety and efficiency.

The well-proportioned and versatile accommodation briefly comprises an inviting hallway, two front-facing reception rooms ideal for use as a study and home office, and a generous main living room featuring a cast iron stove (we are advised that this is not in working order).

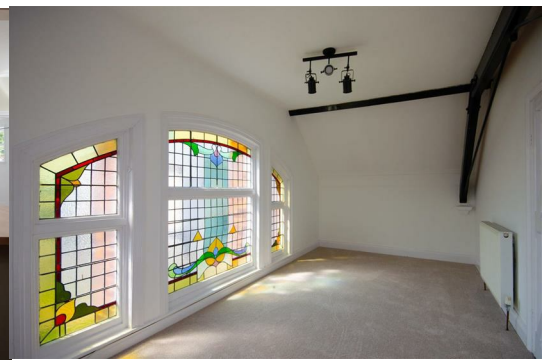
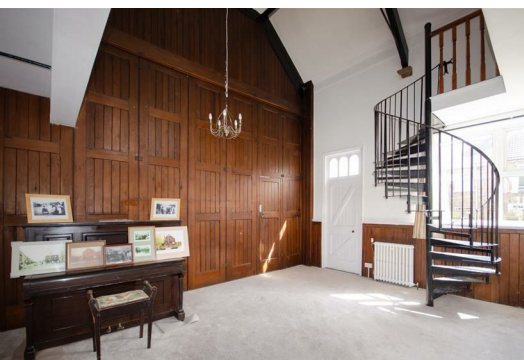
At the heart of the home is a stunning newly fitted sage shaker-style kitchen diner, complete with a central island and brand-new oven, providing an ideal space for both everyday living and entertaining. A separate utility room adds further practicality.

The ground floor also benefits from a newly fitted bathroom, finished with modern wall cladding and comprising a bath, separate shower, WC, and wash basin.

To the first floor, a striking mezzanine balconied landing overlooks the ground floor accommodation, enhancing the sense of space and architectural character. There are four well-proportioned, light and airy bedrooms, many retaining beautiful original features including charming stained glass windows.

The property benefits from majority uPVC glazing and gas central heating via some newly installed radiators.

Externally, there is an enclosed lawned garden to the side, along with a majority laid to lawn front garden which also provides off road parking for 2 cars.





A stunning and characterful four-bedroom home set within a beautifully converted Methodist chapel in the sought-after village of Patrington Haven. Thoughtfully refurbished throughout, the property seamlessly blends original period features with stylish modern living, including a newly fitted sage shaker-style kitchen, contemporary bathroom, and extensive upgrades such as new windows, flooring, radiators, and consumer unit.

Offering spacious and versatile accommodation, a striking mezzanine landing, and charming details such as stained glass windows, this unique home is perfect for those seeking something truly distinctive. With generous outdoor space and a peaceful village setting, this exceptional property delivers both character and comfort in equal measure.

Entrance Hall 9'10" x 5'2" (3.00 x 1.60)

Original arched wooden front entrance door opens to the hallway and provides access through to the lounge.

Lounge 15'5" x 20'11" (4.70 x 6.40)

A spacious, fully refurbished living room with new carpet flooring, featuring a cast iron stove (currently condemned) and a spiral staircase leading to a superb mezzanine balcony which overlooks the lounge and kitchen area.

Study 9'10" x 7'6" (3.00 x 2.30)

Office 9'10" x 8'2" (3.00 x 2.50)

Kitchen Diner 20'0" x 20'11" (6.10 x 6.40)

A stylish sage shaker-style kitchen diner, newly fitted with a central island and brand-new oven, featuring original church details within the walls and a door opening out to the garden.

Utility 9'4" x 5'8" (2.85 x 1.75)

Fitted worktop with plumbing below for an automatic washing machine.

Bathroom 10'9" x 9'2" (3.30 x 2.80)

Fitted with a four piece suite comprising of an enamel roll top bath, high rise WC, pedestal wash hand basin and an alcove shower cubicle.

Landing

Mezzanine landing with a wooden balustrade providing a walkway to all the first floor bedrooms.

Bedroom One 9'4" x 20'11" (2.85 x 6.40)

Master bedroom with a feature stained glass window to the front aspect and a further wooden velux roof window. Ceiling light and central heating radiator.

Bedroom Two 9'10" x 10'2" (3.00 x 3.10)

Velux window, ceiling light and central heating radiator.

Bedroom Three 10'2" x 10'4" (3.10 x 3.15)

Velux window, ceiling light, central heating radiator and a fitted cupboard.

Bedroom Four 9'0" x 7'0" (2.75 x 2.15)

Velux window, ceiling light and central heating radiator.

Garden

To the side of the property is an enclosed rear garden, mostly laid to lawn and with fenced boundaries. To the front is a further gravelled and grassed garden, which provides off parking.

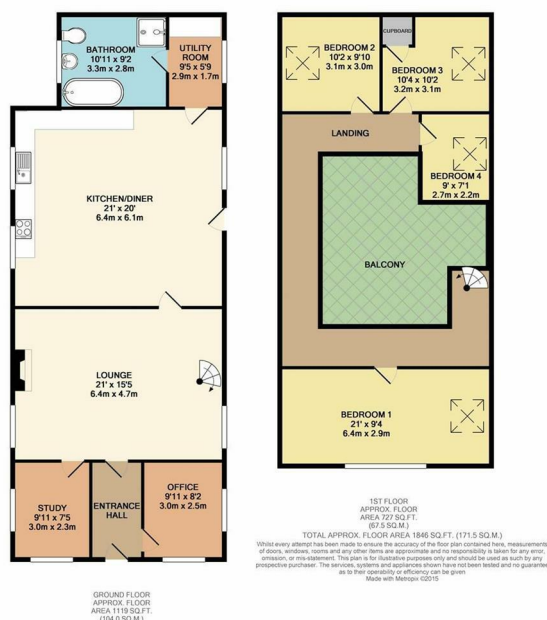
Agent Note

Parking: Off-street parking is available via a private driveway with space for multiple vehicles.

The Patrington Haven War Memorial located within the property boundary is Grade 2 listed.

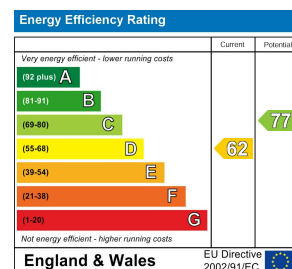
Heating & Hot Water: Both are provided by a gas-fired boiler. Please note the log burner in the living room is currently condemned.

Mobile & Broadband: We understand mobile coverage and broadband (fibre to the premises) are available. For further information on providers, predicted speeds, and best mobile coverage, please refer to the Ofcom checker.



Energy Efficiency Graph

Tenure: Freehold



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make/give any representation or warranty in respect of the property.

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