Lets Get You Moving
SALES & LETTINGS EXPERTS
INDEPENDENT ESTATE AGENTS • ESTABLISHED 2006
01406 424441









14 Church Street, Holbeach, Lincolnshire, PE12 7LL
t: 01406 424441 e: info@letsgetyoumoving.co.uk www.letsgetyoumoving.co.uk
Registered Office: 14 Church Street, Holbeach, Lincolnshire, PE12 7LL
Company Registration No: 5813080 VAT Reg No: 921 0444 66

The Property Ombudsman

Hillgate, Gedney Hill £269,995

FORMER CHAPEL CONVERSION | THREE BEDROOMS | NO ONWARD CHAIN | CHARACTER PROPERTY | OFF-ROAD PARKING. Looking for something truly different? Discover The Chapel, a beautifully presented three-bedroom chapel conversion in Gedney Hill, Lincolnshire, offering a striking combination of period character and contemporary comfort. Featuring impressive arched windows, exposed beam work, high ceilings and a stunning open-plan kitchen, dining and living space with central island, this individual home is a must

Hillgate, Gedney Hill, Lincolnshire, PE12 0NN

🏡 A STUNNING FORMER CHAPEL CONVERSION – CHARACTER, CHARM & CONTEMPORARY LIVING!

Steeped in character and beautifully transformed for modern living, this exceptional three-bedroom former chapel offers a wonderful opportunity to own a truly individual home in the village of Gedney Hill. Combining striking arched windows, impressive high ceilings, exposed beams and distinctive architectural features with stylish contemporary finishes, this spacious property is as practical as it is impressive. At the heart of the home is a magnificent open-plan kitchen, dining and living area, featuring a stylish fitted kitchen with central island – perfect for entertaining and everyday family life. A separate office/snug provides valuable flexibility for home working or relaxation, complemented by a utility room and ground floor cloakroom. Upstairs, three bedrooms include a generous principal bedroom with en-suite facilities, alongside a beautifully appointed family bathroom. Outside, an enclosed block-paved courtyard provides off-road parking and an attractive, low-maintenance seating area. Offered with NO ONWARD CHAIN, this remarkable home really must be viewed to appreciate its character, space and individuality! ✨

⭐ Key Selling Features

- 🏛️ STUNNING THREE-BEDROOM FORMER CHAPEL – Beautifully converted with striking arched windows, exposed beam work and impressive character features.
- 🏡 IMPRESSIVE OPEN-PLAN LIVING – Spacious kitchen, dining and living area with stylish fitted kitchen and central island.
- 💻 FLEXIBLE ACCOMMODATION – Separate office/snug ideal for home working, utility room and ground floor cloakroom.
- 🛏️ THREE BEDROOMS & TWO BATHROOMS – Generous principal bedroom with en-suite facilities, plus a stylish family bathroom.
- 🚙 NO ONWARD CHAIN & OFF-ROAD PARKING – Attractive enclosed block-paved courtyard offering convenient parking and low-maintenance outdoor space.

Accommodation Comprises:

PVCu double glazed entrance door to:

Porch

PVCu double glazed window to front, laminate flooring, smoke detector, door to:

Kitchen/Dining Room/ Lounge 7.44m (24'5") x 5.77m (18'11")

Fitted with a matching range of base and eye level units with worktop space over, matching island unit, with cupboard space under,1 1/4 bowl composite sink unit with single drainer and mixer tap, integrated fridge, freezer and dishwasher, built-in electric fan assisted oven, built-in four ring halogen hob with extractor, PVCu double glazed windows to front and side, three radiators, part fitted carpet part laminate flooring, TV point, broadband connection, recessed ceiling spotlights and smoke detector, door to:

Entrance Hall

Cupboard housing wall mounted twin electric boilers serving heating system, pressurized hot water cylinder, two radiators, ceramic tiled flooring, stairs to first floor landing, PVCu double glazed entrance door to garden area, door to:

Utility Room 2.41m (7'11") x 1.80m (5'11")

Fitted with a matching range of base units with worktop space over, stainless steel sink unit with single drainer and mixer tap, integrated automatic washing machine, PVCu double glazed window to front, radiator, door to:

Cloakroom 2.41m (7'11") x 0.90m (2'11")

Fitted with two-piece suite comprising, pedestal wash hand basin, close coupled WC, extractor fan, tiled splashback, heated towel rail, ceramic tiled flooring.

Office/Snug 2.71m (8'11") x 1.91m (6'3")

PVCu double glazed window to side, radiator.

First Floor Landing 2.96m (9'9") x 2.62m (8'7")

PVCu double glazed window to side, double glazed Velux, radiator, wall lights, smoke detector, access to insulated loft space.

Main Bedroom 4.69m (15'5") max x 3.74m (12'3")

PVCu double glazed window to front and side, two double glazed Velux, radiator, TV point, door to:

En-suite

Fitted with three-piece suite with pedestal wash hand basin with mixer tap, tiled double shower enclosure with fitted mains shower and glass door, close coupled WC, tiled surround, extractor fan, wall mounted mirrored cabinet with light, double shaver points, PVCu double glazed window to front and side, two double glazed Velux, heated towel rails, ceramic tiled flooring, recessed ceiling spotlight.

Bedroom 2 4.75m (15'7") max x 2.74m (9') max

Two PVCu double glazed windows to side, two double glazed Velux, radiator, TV point.

Bedroom 3 3.16m (10'4") x 3.05m (10')

PVCu double glazed window to side, double glazed Velux, radiator, TV point.

Family Bathroom

Fitted with three piece suite comprising of, deep panelled bath with wall mounted mixer tap, pedestal wash hand basin, close coupled WC, tiled surround, extractor fan, wall mounted mirrored cabinet with light and double shaver point, PVCu opaque double glazed window to side, radiator, heated towel rail, ceramic tiled flooring.

🌿 Outside – Courtyard & Parking

The Chapel enjoys an attractive setting, with its distinctive former chapel architecture, decorative brickwork and impressive arched windows creating a striking first impression. To the side of the property is an enclosed, block-paved courtyard, offering a practical combination of off-road parking and a pleasant outdoor space for seating, dining and entertaining. Established plants and shrubs displayed in containers soften the paved surroundings, while attractive wrought iron fencing and gates complement the property's traditional character. Designed for ease of maintenance, the courtyard provides an ideal alternative for buyers seeking outdoor space without the upkeep of a conventional garden. Please note that the property does not have a rear garden, with all external space situated to the side. Private drainage.

Directions

From our office at 14 Church Street, go right proceed along Church Street, continuing onto Station Street and then Fen Road (B1168). Follow this road through Holbeach St Johns and continue towards Holbeach Drove. On reaching Holbeach Drove, at the sharp right-hand bend, turn left onto the B1166, signposted Gedney Hill. Continue for approximately 1.5 miles towards Gedney Hill. Follow the sharp right-hand bend onto Hillgate, where the property can be found. For satellite navigation, please use postcode PE12 0NN.

Council Tax

Band C £2,057.51 from April 2026 to March 2027, South Holland District Council.

EPC ~ E

Agents Notes:

LOCATION & LOCAL AMENITIES

The Chapel enjoys a delightful position within the attractive rural village of Gedney Hill, surrounded by the open landscapes and countryside of South Lincolnshire. Offering a welcoming village setting with the convenience of useful everyday amenities, Gedney Hill is an appealing choice for those seeking a quieter pace of life without feeling isolated.

The village benefits from a Morrisons Daily convenience store incorporating a Post Office, Gedney Hill Church of England Primary School, a village memorial hall, playing field and the historic Holy Trinity Church, all contributing to the character and community spirit of this traditional Lincolnshire village.

For a wider range of shopping, supermarkets, leisure facilities and services, the market towns of Spalding, Holbeach and Wisbech are all within convenient travelling distance, approximately 8–9 miles away.

Combining countryside surroundings, village amenities and access to neighbouring towns, Gedney Hill offers an attractive setting for anyone looking to enjoy village life in this picturesque part of Lincolnshire.

Any buyer wishing to purchase a property will be required to complete a digital identification check and source of funds. This will incur an upfront fee of £46.80 (£39 + VAT) per applicant once an offer has been accepted. This is our company policy for AML (Anti Money Laundering regulations) as imposed by HMRC.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

For further information see the Consumer Protection from Unfair Trading Regulations 2008.

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this brochure or website.











































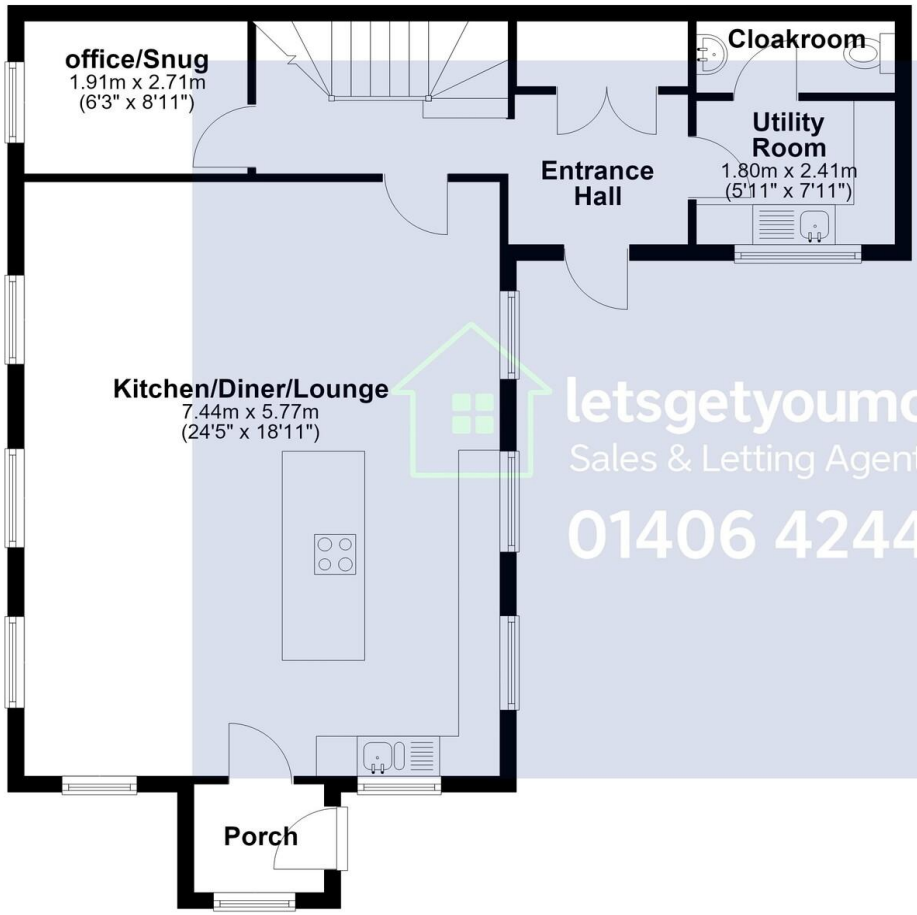



letsgetyoumoving.co.uk
Sales & Letting Agents
20
2006-2026
NEED
MORTGAGE ADVICE?
WHOLE OF MARKET
Access to lenders across the market
FRIENDLY TEAM
Our experienced team are here to help
ALL MORTGAGE TYPES
First time buyers, remortgages, buy to let & more
FREE ADVICE
No obligation, just expert guidance
CALL TODAY FOR YOUR FREE ADVICE!
01406 424441
EXPERT SUPPORT
SAFE & SECURE
ALL MORTGAGE TYPES
FIRST TIME BUYERS
PROUDLY BASED IN HOLBEACH


letsgetyoumoving.co.uk
Sales & Letting Agents
CONVEYANCING
QUOTES
BEST OF BOTH WORLDS
MODERN ONLINE DIGITAL SERVICES
Perfect for your busy lifestyle
Convenient 24/7 access
Secure digital process
Fast & efficient
OR
TRADITIONAL SERVICE
Our trusted teams here in Holbeach
Personal, face-to-face support
Expert local knowledge
Always here when you need us
CALL NOW FOR A FREE QUOTATION ON YOUR LEGAL WORK
01406 424441
EXPERT LEGAL SUPPORT
SAFE & SECURE
RESIDENTIAL CONVEYANCING
BUYING • SELLING • REMORTGAGING
PROUDLY BASED IN HOLBEACH

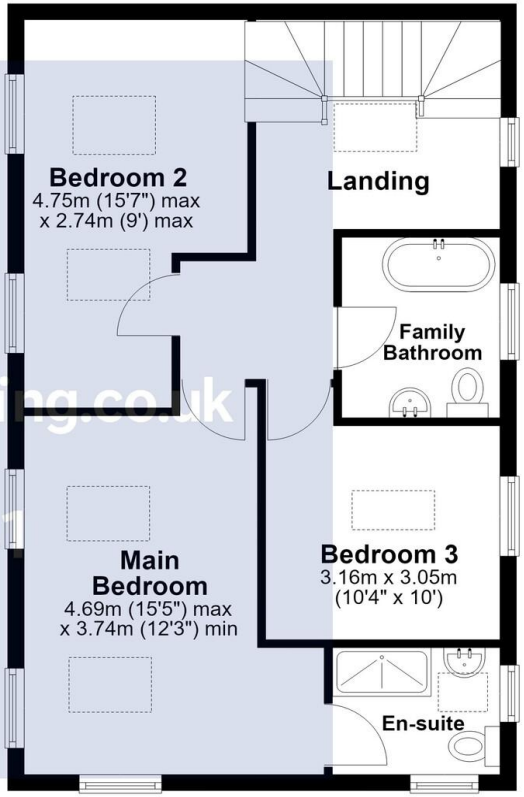
Ground Floor

Approx. 70.2 sq. metres (756.0 sq. feet)



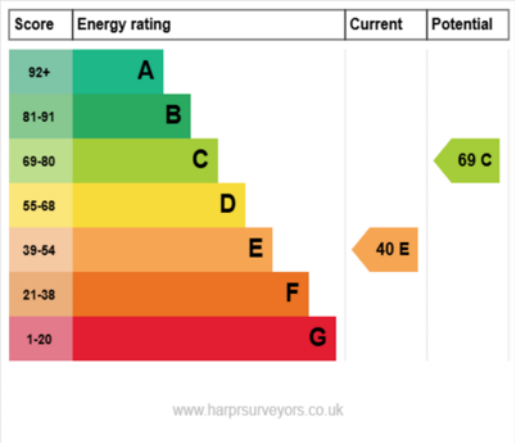
First Floor

Approx. 63.0 sq. metres (678.2 sq. feet)



letsgetyoumoving.co.uk
Sales & Letting Agents
01406 424441

Total area: approx. 133.2 sq. metres (1434.2 sq. feet)



Disclaimer

property doesn't stop at 5pm!

🏠 YOUR LOCAL PROPERTY EXPERTS – LET OUR FAMILY MOVE YOURS!

With over 33 years of industry experience, we combine traditional family values, exceptional personal service and cutting-edge digital marketing to deliver results.

YOUR PROPERTY DESERVES MAXIMUM EXPOSURE!

🌐 MAJOR PROPERTY PORTALS – Rightmove, Zoopla, OnTheMarket, PrimeLocation and our own digital Property Hub.

📸 STANDOUT MARKETING – Professional photography, full-colour brochures, FREE floor plans, drone photography options and enhanced digital advertising.

💚 PERSONAL SERVICE – A dedicated, experienced team, proactive communication and regular marketing updates.

🏠 COMPLETE PROPERTY SERVICES – Residential sales, lettings, tenant finding, full property management, EPCs and access to mortgage advisers, solicitors, surveyors and removal services.

📱 SMARTER PROPERTY SEARCHING – Our digital Property Hub and Benji property assistant make searching, enquiring and booking viewings easier than ever.

THINKING OF SELLING? MAKE YOUR NEXT MOVE COUNT!

Does your estate agent include a professional floor plan FREE of charge? WE DO!

With our NO SALE, NO FEE approach, outstanding local knowledge and powerful digital marketing, we'll work hard to achieve the best possible result for your property.

📞 CALL US ANYTIME – 01406 424441

📱 DOWNLOAD OUR APP – PROPERTY IN YOUR POCKET!

Your next move is just a tap away! Search the latest properties, book viewings, request a valuation and contact our team, all from your phone. Property in your pocket, wherever you are, whenever you need us!

👉 www.letsgetyoumoving.co.uk/app

Lets Get You Moving – Let our family move yours 💚

PROPERTY INFORMATION: All particulars are provided as a general guide and do not form part of any offer or contract. Measurements, descriptions and other information should be independently verified by prospective purchasers. Services, appliances and installations have not been tested unless expressly stated. All viewings are subject to prior appointment and availability.

