



Church House

Legbourne

M A S O N S

— SINCE 1850 —

Chapel Lane

Legbourne
LN11 8LW



Striking Victorian chapel conversion

Open-plan living and dining area with tall
arched windows

Spacious kitchen breakfast room

Study / home office

Ground floor shower room

Three well-proportioned bedrooms

Principal bedroom with en-suite

Double garage / workshop with
vaulted ceiling

Private courtyard and enclosed garden

No forward chain

A striking former Victorian chapel dating from 1892, beautifully converted by the previous owners to create a unique and characterful home in the desirable village of Legbourne.

Church House retains many attractive architectural features reflecting its ecclesiastical origins, including Gothic arched windows, exposed beams and decorative brick detailing. These distinctive elements combine with generous internal proportions to create a home of considerable charm and individuality.

The accommodation is arranged over two floors and provides spacious and versatile living space together with a private courtyard garden, additional lawned garden and a large garage/workshop. The property represents a rare opportunity to acquire a distinctive period home within easy reach of the market town of Louth.

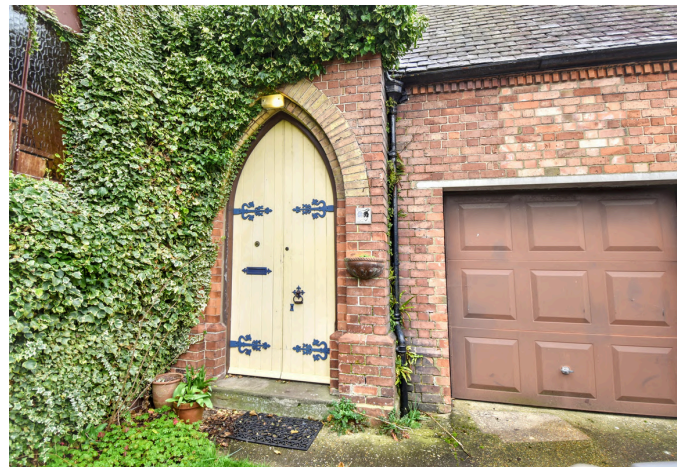
MOVEWITHMASONS.CO.UK
01507 350500

Church House is a Victorian chapel conversion constructed in 1892 of traditional brick beneath a high-pitched gable roof. The building retains a wealth of original architectural features including striking Gothic arched windows, exposed roof timbers and impressive internal proportions typical of chapel buildings of this period.

The property was thoughtfully converted by the previous owners to create well-balanced accommodation arranged over two floors while preserving much of the building's original character and architectural charm.

The layout provides generous reception space to the ground floor including a kitchen/dining room, study and shower room. To the first floor are three bedrooms and two bathrooms arranged around a characterful galleried landing, creating a distinctive and versatile living environment.

and versatile living environment





The property is approached through an impressive Gothic arched timber double doorway framed by decorative brickwork and mature ivy, creating a striking and welcoming entrance.

The doors open into a characterful entrance vestibule featuring exposed brick walls, tiled flooring and a rooflight providing natural light. Retaining the building's historic chapel charm, arched internal timber doors lead to the main accommodation, while a door to the right provides access to the garage. From the vestibule an arched timber door opens into a welcoming reception hall featuring tiled flooring and a staircase rising to the first floor.

Natural light is provided by a window on the stairwell and doors lead to the principal ground floor accommodation.



A useful study or home office featuring a window providing natural light and an attractive arched recess with fitted shelving reflecting the character of the original chapel building.

The room offers a practical space suitable for working from home, reading or additional reception use.



A spacious kitchen and dining room offering excellent potential for modernisation. The room is fitted with a range of base units with work surfaces incorporating a sink positioned beneath a window overlooking the rear courtyard garden.

There is space for a range-style cooker and appliances, while the generous layout easily accommodates a dining table making the space ideal for everyday family living or entertaining.

Doors open directly onto the rear courtyard garden allowing plenty of natural light into the room and providing convenient access to outdoor seating space.





An impressive open-plan sitting room and dining area forming the principal living space of the property. The room is generously proportioned and enjoys an excellent sense of space, enhanced by a series of tall windows along the rear wall which reflect the building's original chapel design and allow good levels of natural light to fill the room.

A brick-built fireplace with inset gas fire provides an attractive focal point, creating a comfortable seating area within the space. The room features tiled flooring throughout and offers ample space for a range of lounge furniture while still retaining a light and open feel.



The layout flows naturally through a wide opening into the adjoining dining area, creating a bright and sociable environment well suited to both everyday living and entertaining, with plenty of space for both seating and dining arrangements.



Located to the rear of the ground floor accommodation is a spacious shower room fitted with a corner shower enclosure with electric shower, wash hand basin and low-level WC. The room benefits from natural light through two windows together with tiled flooring and part-tiled walls, creating a practical and convenient facility for guests or everyday use.

From the reception hall, a staircase with timber handrail and brick-built balustrade rises to the first floor, with natural light provided by a tall arched window reflecting the building's original architecture. The landing provides access to all first-floor rooms and offers space suitable for additional furniture or a small study area if required.





First Floor

An impressive principal bedroom occupying a large and characterful space beneath the chapel roof.

The room features three striking Gothic-style arched windows allowing excellent natural light and retains exposed timber roof beams and structural detailing which emphasise the building's original character.

The generous proportions allow ample space for bedroom furniture together with a potential seating or dressing area.

Accessed from the principal bedroom is a spacious en-suite fitted with a panelled bath with shower over, wash hand basin and low-level WC.

The room benefits from a rooflight providing natural light.



Bedroom Two

A well-proportioned double bedroom featuring exposed timber roof beams reflecting the character of the original chapel structure together with a rooflight providing natural light.



Bedroom Three

A further double bedroom with rooflight and exposed structural beam adding character. The room also benefits from built-in wardrobe and storage space.



Family Bathroom

A well-proportioned bathroom fitted with a panelled bath with shower over, wash hand basin and low-level WC.

The room benefits from part-tiled walls and a rooflight providing natural light.





Outside

To the rear of the property is a private courtyard garden providing an attractive outdoor seating and entertaining space immediately adjoining the house.

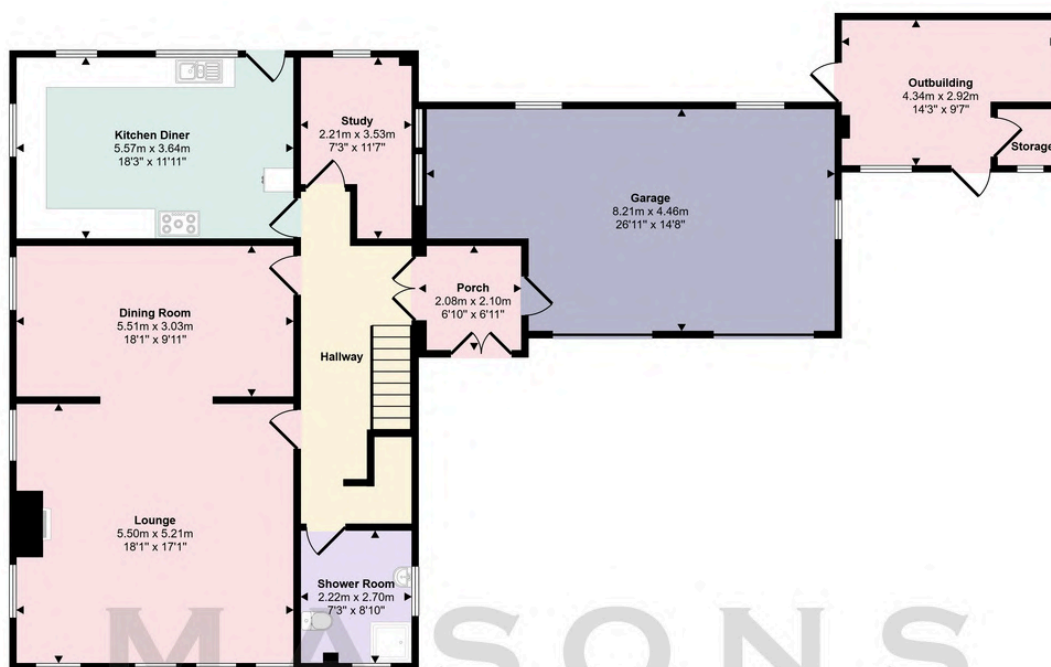
Beyond this is a larger enclosed garden mainly laid to lawn with established planting, shrubs and borders creating a pleasant and relatively low-maintenance outdoor setting. A paved patio area provides an ideal space for outdoor dining while pathways lead through the garden to additional planting areas and a private corner section providing further outdoor space.

Overall the garden offers a private and sheltered environment well suited to relaxing, gardening and entertaining.

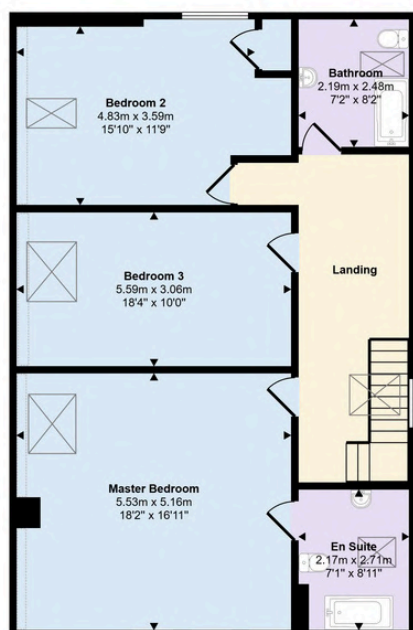




Approx Gross Internal Area
243 sq m / 2614 sq ft



Ground Floor
Approx 147 sq m / 1585 sq ft



First Floor
Approx 96 sq m / 1029 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like real items.

Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

Viewing

Strictly by prior appointment through the selling agent.

Council Tax

Band F

Services Connected

We are advised that the property is connected to mains electricity, water and drainage but no utility searches have been carried out to confirm at this stage.

Tenure

Freehold

Location

What3words:///handover.rider.seaweed

Directions:

From the centre of Louth proceed south along Uppgate, turning left into Newmarket which then becomes Legbourne Road (A157). Continue along this road for couple of miles, upon entering the village of Legbourne, proceed through the centre before turning right onto Chapel Lane, where the property can be found on the left-hand side.

Agent's Note

The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise stated. Plans/Maps are not to specific scale, are based on information supplied and subject to verification by a solicitor at sale stage.

Legbourne

A village with a strong community



Legbourne is undoubtedly one of the most sought-after country villages in the Louth area of Lincolnshire and has a strong local community with many interests centred around the parish church, the East Wold junior school, a village hall with playing field adjacent and the local country pub - The Queens Head. The church of All Saints stands back from the village centre.

There is a village shop and Mill Lane leads to a walk along the side of the village ford to the Royal Oak pub known locally as The Splash, within the adjoining picturesque village of Little Cawthorpe on the fringe of the Lincolnshire Wolds Area.

Recognised as an Area of Outstanding Natural Beauty (AONB), the Wolds is ideal for those who appreciate outdoor activities like walking, and cycling with miles of scenic trails and bridleways weaving through its charming villages and farmland. Towns and villages like Louth, Market Rasen, and Alford offer a blend of rural charm and modern convenience, with a strong sense of community, and an array of amenities, including shops, cafés, and pubs. The region is known for its excellent primary and secondary schools, making it particularly attractive for families. Additionally, good transport links, including proximity to business hubs like Lincoln and Grimsby, ensure that residents can easily commute or enjoy day trips to larger urban centres.



Louth

Vibrant Living in the Wolds

Known as the Capital of the Wolds, Louth is a vibrant and picturesque market town celebrated for its three bustling weekly markets and a year-round calendar of seasonal and specialist events. The town centre offers an impressive selection of cafés, restaurants, wine bars, and traditional pubs, perfect for relaxing and socialising. With its wealth of independent shops, a thriving theatre, and a cosy cinema, Louth provides a delightful blend of culture, entertainment, and local charm.

For those seeking an active lifestyle, Louth is perfectly positioned on the edge of the Lincolnshire Wolds, offering access to scenic country walks, bridleways, and rolling hills. The town is well-equipped with sports and leisure facilities, including a modern sports and swimming complex. Additionally, Louth boasts a tennis academy, bowls club, football club, golf club, and equestrian centre.

There are many highly regarded primary schools and academies including the King Edward VI Grammar which makes Louth perfect for growing families.

Just seven miles to the east lies the picturesque Lincolnshire coast, featuring nature reserves to the north and south. For business and commerce, the region is well-connected, with the main hubs located in Lincoln, 26 miles away, and Grimsby, just 16 miles to the north.

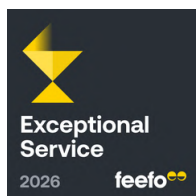


M A S O N S

SINCE 1850

Cornmarket,
Louth, Lincolnshire
LN11 9QD

01507 350500



Important Notice

Masons Louth for themselves and for vendors or lessees of this property whose agents they are given notice that:

(i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants 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 Masons Louth has any authority to make or give any representation or warranty whatever in relation to this property; (iv) No responsibility can be accepted for any costs or expenses incurred by intending purchasers or lessees in inspecting the property, making further enquiries or submitting offers for the property.