



RICHARDSON & SMITH

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THE OLD CHAPEL HOULSYKE, Nr DANBY



**AN IMMACULATE CONVERSION OF THIS FORMER CHAPEL WHERE THE ATTENTION TO
DETAIL IS SECOND TO NONE AND HAS BEEN DONE TO THE HIGHEST OF
SPECIFICATION. SITUATED IN THIS IDYLIC ESK VALLEY HAMLET,
OFFERING 3 BEDROOM ACCOMMODATION, TERRACED GARDENS, GARAGE AND
PARKING FOR MULTIPLE CARS AS WELL AS STUNNING VIEWS FROM THE TERRACE
WHAT IS THERE NOT TO LOVE!!**

Accommodation

Lower Ground Floor – Garage, Boiler Room, 3rd Bedroom/Snug
Ground Floor - Open Plan Lounge with Kitchen and Dining Areas, Staircases to other Floors
1st Floor Landing,, Bathroom, Two Double Bedroom
Outside – Paved Patio To Front, Paved Access and Pathway to Rear
Terraced Gardens, Parking Area

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PARTICULARS OF SALE

The Old Chapel is a most delightful and spacious 3 bedroom home, which has been lovingly and beautifully turned into the most stunning of properties, with all the conveniences for modern day living whilst bringing out the beauty of, and showing consideration to the history of this fantastic building.

As has been mentioned the attention to detail, whether inside or out, is second to none and can only be really appreciated on inspection, each room, fixture or terrace being carefully planned making this a home that the Vendors can rightly be proud of.

Set in well maintained landscaped grounds, The Old Chapel has the benefit of private parking to both front and rear and the all-important outside space to enjoy a morning coffee or perhaps something a little stronger later whilst taking in the views and ambience. A rarely available opportunity this really is one that that needs to be viewed and fully appreciated, a traditional style with all the benefits of modern day living.



Open Plan Kitchen Lounge: The chapel is entered from the patio through a part glazed Oak door into this spacious and attractive room. There are stylish double glazed traditional windows to the front aspect, restored pitch pine flooring throughout, a mix of wall and ceiling lighting with a focal brick fireplace with double-sided multi-fuel stove inset. This splits the room into distinct areas with an opening to the dining area and kitchen. A beautiful oak staircase leads to the first floor whilst there is a further staircase to the lower ground floor and garage.



The kitchen comprises modern high quality units, with granite working surfaces, tiled splash backs and matching wall cupboards and tall units. Within the units there is an integrated, fridge and range, with Belfast sink and large window to the rear. Door to the side.

Lower Ground Floor : Steps lead down to the:

Bedroom 3/Snug: With window to the front and Indian sandstone flagged floor with underfloor heating.



Boiler Room: Again with Indian sandstone flagged floor, underfloor heating, storage space and door through to the:

Integral Garage: With up and over door

Ist Floor



Landing: With window to side, traditional style radiator, stripped and polished floor and doors to:

Bathroom Having a traditional style white suite comprising high flush w.c, bidet, pedestal hand-basin and large free-standing bath with separate walk-in shower, half panelling to the walls, and window to the side.



Double Bedroom: To the front, with views over the village.



Double Bedroom: Again to the front, with views over the valley and to the side.



Outside

To the front, there is a parking area which leads to the garage, whilst a wrought iron and sandstone steps lead up to The Old Chapel where a wide Indian sandstone paved patio allows for alfresco living and affords lovely views across the dale.

A side path leads to the rear where steps up to the road at the rear, a wooden storage area, a newly built stone outbuilding which has electricity and water supplied and is plumbed for an automatic washing machine. The oil central heating tank is situated here and the Vendor has created a further 2 parking spaces of the back lane.

The side garden has been beautifully terraced with as much thought as the inside of the house, with rockeries, sitting areas and lawn, all with delightful flower and shrub borders, bounded by sandstone walls and footpaths.

GENERAL REMARKS AND STIPULATIONS

Viewing: Viewings by appointment. All interested parties should discuss this property, and in particular any specific issues that might affect their interest, with the agent's office prior to travelling or making an appointment to view this property.

Directions: From the A171 linking Whitby to Guisborough & Teesside, turn south into Lealholm village, where signed. Drive through the village past the village school and then turn right signposted Danby. Continue along the lane eventually reaching Houlsyke. Continue to through the hamlet, with The Old Chapel being on the right just before leaving.

What3words: lamp.motorist.efficient

Services: The property is understood to be connected to mains water and electricity. Sewerage is to a septic tank positioned in the garden to the side of the chapel.

Council Tax Banding: 'D'. North Yorkshire Council. Tel 0300 1321131

Post Code: YO21 2LH

IMPORTANT NOTICE

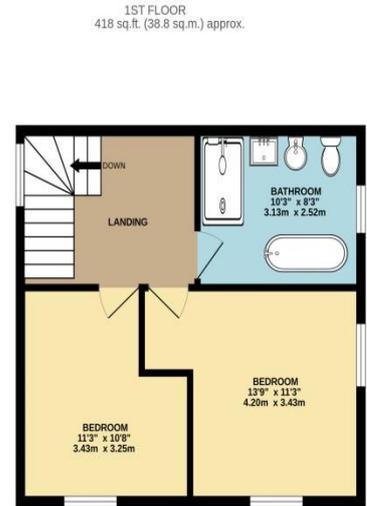
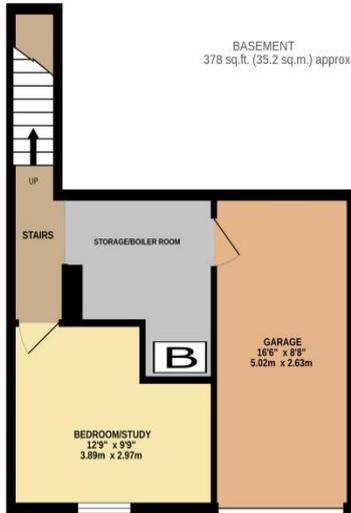
Richardson and Smith have prepared these particulars in good faith to give a fair overall view of the property based on their inspection and information provided by the vendors. Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order as these have not been tested. Purchasers are advised to seek their own survey and legal advice.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	38 D	
39-54	E		
21-38	F		
1-20	G	7 G	



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TOTAL FLOOR AREA: 1193 sq.ft. (110.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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