



# The Chapel

South Reston

**M A S O N S**

— SINCE 1850 —



# The Chapel

South Reston, Louth  
Lincolnshire LN11 8JQ

A substantial detached former Wesleyan Methodist Chapel

Amazing views over farm parkland extending around 3 sides of the property

An imaginative, technically accomplished, interior conversion carried out since 2012

Character split-level accommodation approximately 3,700 sq ft. inc. garage, carport and cellar

Spacious gated driveway and forecourt, summer house and patios for all day sun

4 double bedrooms, superb family bathroom and three shower rooms

Grand hallway with mezzanines and upper gallery, open to the beamed upper ceiling

Two exceptionally spacious and elegant reception rooms with magnificent Gothic arched windows

Modern living/breakfast-kitchen with 6.9Kw multifuel stove and appliances by Smeg

Efficient and surprisingly economical (see EPC) with comprehensive insulation

A rare opportunity which needs to be viewed to appreciate its many attributes

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## The Property

This very substantial property was formerly a Wesleyan Methodist Chapel, dating back to 1879, the current building having replaced an earlier chapel dated 1837. The building was closed for worship in 2006 and then imaginatively converted from 2012 to 2014 into the exceptional unique home of today.

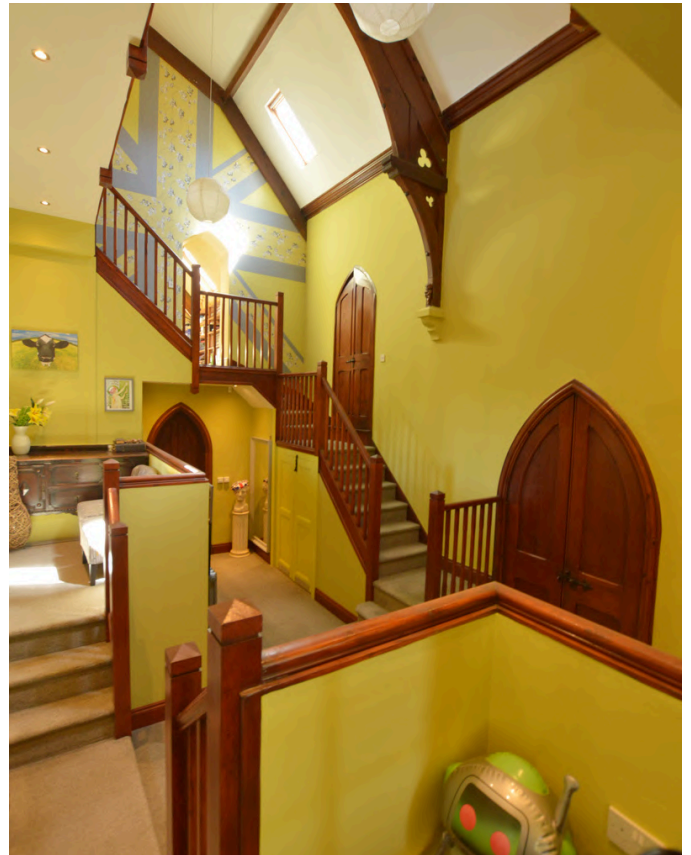
The main building is constructed in 15" solid brickwork with contrasting red and buff-coloured facings, incorporating buttresses. The high-quality extension was sympathetically designed and constructed on the side elevation, replicating all the character and features of the original building. Internally, the walls are a combination of colourwashed natural brick and insulated dry lined, plastered walls extending into window reveals with insulation to floors and the windows include a combination of primary and secondary double glazed panes. The roof has been stripped, insulated, felted, re-battened and then covered in new slate, again faithfully replicating the original roof.

Heating is by oil-fired central heating system with a Green Star Worcester Bosch boiler installed around 2015 and supplemented by a 6.9 kw cast iron Portway multi-fuel stove to the fireplace in the dining kitchen. The latter was installed around 5/6 years ago. There is a CAT6 wired network for technology/TVs, a TV distribution system with amplifier in the loft and a plug-in remote monitor provides a reading for the bunded 1,200 litre oil tank positioned at the side of the property. The main building and garage both have security alarms.

The setting is exceptional, as the property has no neighbouring buildings to each side but instead, enjoys some exceptional views over farm parkland with wildlife hedgerows surrounding and a nearby path across the fields. The chapel also enjoys the rare benefit of a good size, brick-built garage with car port adjacent and there is a timber-built summer house positioned to take advantage of the afternoon and evening sun. Equally, there are seating and patio areas around the property, taking advantage of the lovely open views and enjoying the sun at different times of the day.

The property is entered through a substantial brick-pillared and heavy wrought iron gated entrance onto a good size gravel driveway providing parking space to the side and front of the building, which is set back behind a brick front boundary wall surmounted by heavy ornate cast iron railings.

Viewing is essential to appreciate the amazing interior which has been created on split levels throughout the building with mezzanines, superb arched windows with coloured side panes, a magnificent staircase with high vaulted ceiling and galleries in the huge hall and a wealth of exposed character beams, original gothic arched doors and features. Contrasting the original character, there are three contemporary shower rooms, (two en-suite) and a large, split-level family bathroom, together with a modern, well-equipped and spacious living/breakfast kitchen..



## Accommodation

The entrance lobby, ground floor shower room/cloaks WC and utility room, together with the hallway and kitchen area are all positioned on the ground floor, whilst from the main hall there are two flights of steps leading up to a mezzanine level or upper ground floor, where the lounge and dining room are located. The main staircase leads from the hall up to the split level first floor accommodation.

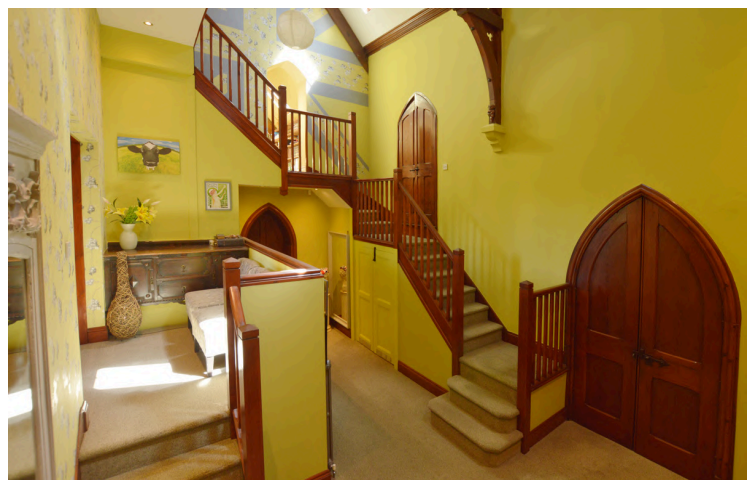
## Ground Floor

Approaching the property through the main gated entrance, proceed to the right side of the main building where the tall, arched double doors in complementary brick arched surround with an outside light over, open into the **entrance lobby** with an arched window on the side elevation, colour washed brick walls, column radiator and coat hooks with shelf over.



Complementary gothic arched double doors with original collection box open to the great hall. A panelled door leads to the **shower room/cloakroom** which has a white suite of corner glazed and ceramic-tiled shower cubicle with Mira Sport electric shower unit, handset and rail and sliding curved, glazed screen doors; white low-level, dual-flush WC and vanity wash basin over a double base cupboard with kick-space heater under.

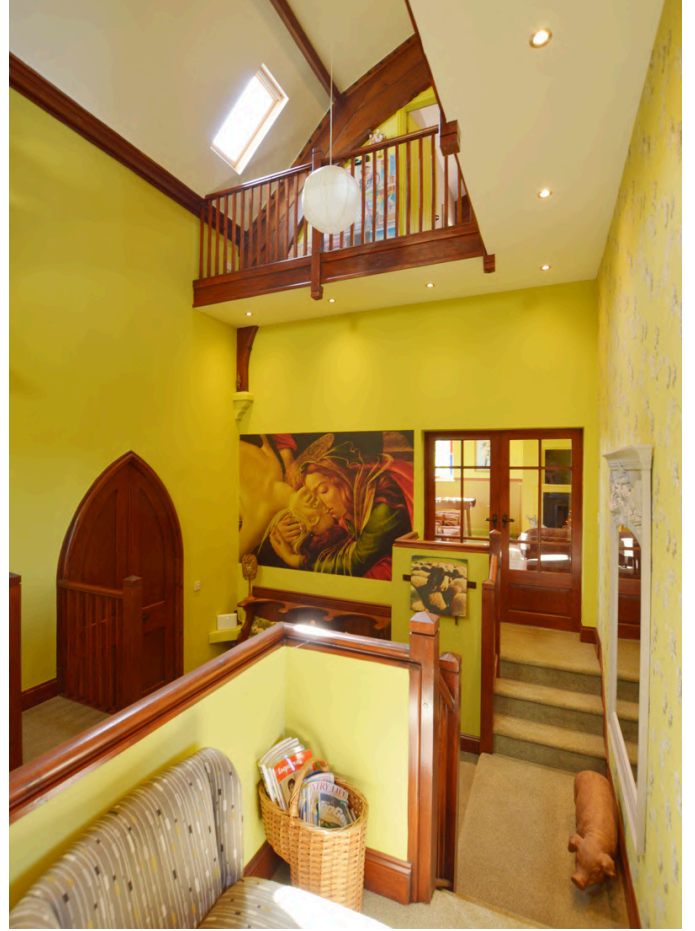
The walls and floor are ceramic tiled with lighting by LED downlighters and there is an LED-lit mirror with inset digital clock over the wash basin. An inner door leads through to the utility room.



The **utility room** has built-in units finished in cream to include base and wall cupboard units, roll-edge work surfaces, a twin bowl, stainless steel sink unit with lever pillar tap and space adjacent to stack a washing machine and dryer with plumbing to the lower space. Lighting by LED downlighters, arched double doors with corner windows over to the outside and an arched side window enjoying lovely open field views.



The **grand hall** is a magnificent reception area open to full roof slope height above, with main staircase and pillared balustrade leading up via mezzanine landings to the split-level accommodation over and a long gallery landing. Steps branch off from the rear of the hall with pillared balustrade and handrail, to a mezzanine landing with glazed double door access into the lounge; a further mezzanine landing has screens creating a snug seating area, all having LED downlighters above. The latter also has glazed double doors into the dining room complementing those into the lounge. Beneath the main staircase there are double doors to a large storage cupboard. Also in the hall is the central heating and froststat thermostat, a tall column, cast iron radiator and a further door with steps down and handrail to the **cellar**. This has been tanked to create a dry storage room and ideal for a large wine cellar with LED downlighters, power points and an illuminated alcove with a low brick arched entrance.

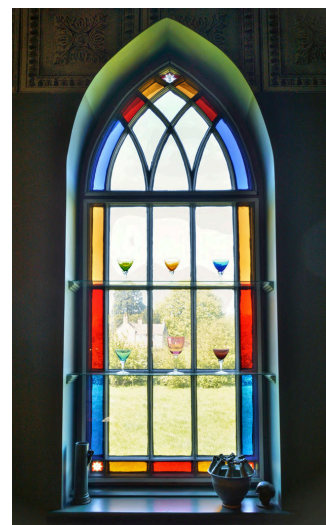


The **lounge** is located at the front of the property and an exceptional room – a glance at the floor plan will indicate the superb size of this room, which has no less than six beautiful Gothic arched windows with coloured side panes. A mock chimney breast and fireplace has been created to form a focal point with space over and wiring for a wall-mounted TV and a deep curved splay to the ceiling where the sunken seating area was formed in the master bedroom above. There are four ornate cast iron radiators, two ceiling light points, picture light points and glazed, multi-pane doors complementing those from the main hall into the dining room adjacent.





The **dining room** is again an exceptional size, enjoying an almost baronial feel with two gothic arched windows complementing those of the lounge on the side elevation. There are two ornate, cast iron column radiators, a tall built-in double cupboard with panelled doors, high ceiling with two ceiling light points, five wall light points and glazed double doors from the mezzanine landing in the main hall. A flight of steps with pine pillars and handrails to side screens leads back down to the main ground floor with a Gothic arched door opening to the living/breakfast kitchen.



The **living/breakfast kitchen** is a superb size and fitted with an extensive range of modern units in neutral tones comprising base cupboard and drawer units, drawer units with deep, wide pan drawers, a complementary dresser unit with display shelves, roll-edge work surfaces with matching splash-backs and pelmet lighting beneath wall cupboard units. A large, complementary island unit forms a breakfast bar with space for bar stools to one side and display shelving to the opposite side. There is a cast iron column radiator to each side of the dresser and an arched window to each side elevation. The seating area faces a fireplace with a cast-iron 6.9Kw Portway stove inset.

A range of Smeg appliances is fitted, comprising single and twin bowl sink units with lever taps set into the work surfaces, a dual fuel LPG and electric stainless steel range cooker with splash-back and wide cooker hood over, a built-in, mid-level electric oven with separate warming/proving drawer unit under and a free-standing dishwasher set into a recess. The floor is finished in large ceramic tiles and there are LED downlighters, a smoke/fire alarm and three pendant light points over the island unit/ breakfast bar. Heavy Gothic arched panelled doors lead back into the great hall and to outside. A remote plug-in monitor indicates the oil level in the storage tank outside.





### Split Level First Floors

The main staircase first leads up from the hall to a **lower landing**, which has arched pine double doors, opening to reveal a flight of pine steps which lead up to the **family bathroom**. This is a superb size and also on split levels, the lower having a white suite of low-level WC with dual flush and a white vanity unit with twin, shaped plinth-mounted wash basins having pillar lever taps, cupboards under, ceramic-tiled splash-backs and tilting mirrors above, together with a wall light for each. Deep, full width, steps lead up to a raised floor with a superb free-standing, oval-shaped bath with a tall, chrome pillar tap having shower fitting at the rear. The step up and floor surrounding the bath have anti-slip flooring with ceramic wall tiling on three sides and there is a Gothic arched window with coloured side panes presenting stunning views over the fields adjacent. To the side is a chrome ladder-style radiator/towel rail, lighting by ceiling LED downlighters and low level plinth LED lighting; trap access to the roof void.





The main staircase continues for a few steps to a further **lower landing** with a shaped archway into the **home office**, which has pine floorboards, a Velux double-glazed skylight window on the side slope, radiator and LED downlighters. There is a feature exposed principal rafter together with purlin beams, and a smoke alarm. The home office is a walk through access via a doorway on the far side to the guest bedroom number two.





**Bedroom two** is ideal for guests, located at the rear of the building and a spacious room for a double or king size bed with a seating area, part-sloping ceiling, exposed purlin and principal rafter beams, two radiators and a double door recessed cupboard. The floor is finished partly with pine floorboards and a carpet surround with steps leading down through a part-glazed door with arched window over to the **walled balcony**.

The bedroom ceiling has two carved access panels to the loft set into the high ceiling and the loft area has floorboarding for storage purposes, power points and electric lighting. The balcony is an enviable feature of this property, sheltered by walls to the roof slope on each side and a screen wall at the rear, from which there are some stunning panoramic views over the farmland surrounding the property. In addition, the balcony has two wall lights and external power points.



Bedroom two has an **en suite shower room** with a white suite comprising low-level, dual-flush WC and wide, plinth-mounted rectangular wash hand basin with independent lever taps and spout over, together with a double cupboard under. The walls are mainly ceramic tiled, extending into a corner shower cubicle with glazed screens and glazed curved double doors, a thermostatic mixer unit and handset on wall rail.

The part-sloping ceiling has an exposed purlin beam and there is a Velux double-glazed skylight window together with LED downlighters, an extractor fan, shaver socket and wall mirror. Chrome ladder-style radiator/towel rail.



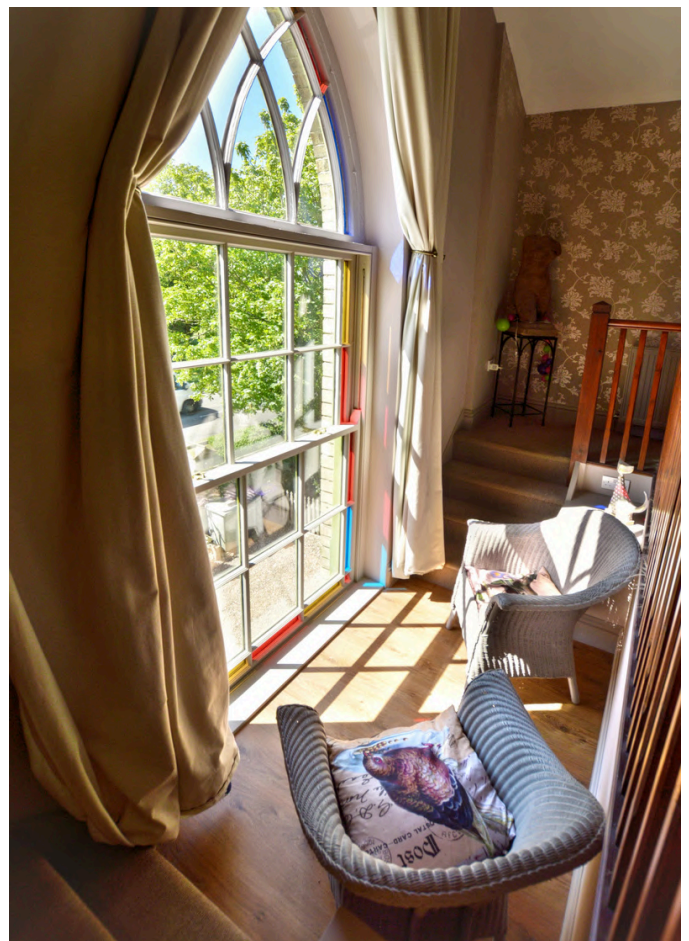


### Upper First Floor

A **long gallery landing** with pillared balustrade overlooks the great hall below and has two exposed principal roof truss beams with carving over, two wall lights, two deep hanging lights above the hall, doors to bedrooms three and four and double doors to the master bedroom.

The **master bedroom** is a double bedroom of very generous proportions with exposed timber roof truss and beams, three radiators, balustrade with steps down on each side to a sunken seating area by the large gothic arched window with coloured side panes on the front elevation. There are two carved access panels to the boarded loft over, with light and power. Doors lead off to "His and Hers" dressing rooms with a chrome and white ladder style radiator/towel rail respectively, LED lighting, clothes hanging space and shelving.





This bedroom also has a spacious **ensuite shower room** with ceramic-tiled walls and corner shower cubicle having glazed screens and curved glazed double doors, a Mira electric shower unit with handset and extractor over.

The white suite comprises a white pedestal wash basin with pillar lever tap and an LED mirror over incorporating a digital clock, and a low-level dual-flush WC. A useful range of base store cupboards has a granite effect top with a recess adjacent for laundry basket. A Velux skylight window provides natural light and there are LED downlighters and a chrome ladder style radiator-towel rail.



**Bedroom 3** is an attractive double room with two exposed roof truss beams, 2 purlin beams, radiator, LED downlighters and radiator. Natural light is via a Velux double glazed skylight window.

**Bedroom 4** is another well-presented double room featuring purlin beams, Velux skylight window to the roof slope and a circular carved access panel to the loft area. Radiator and lighting by LED downlighters.



## Outside

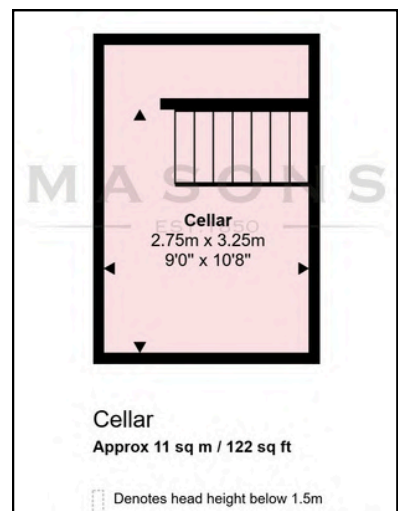
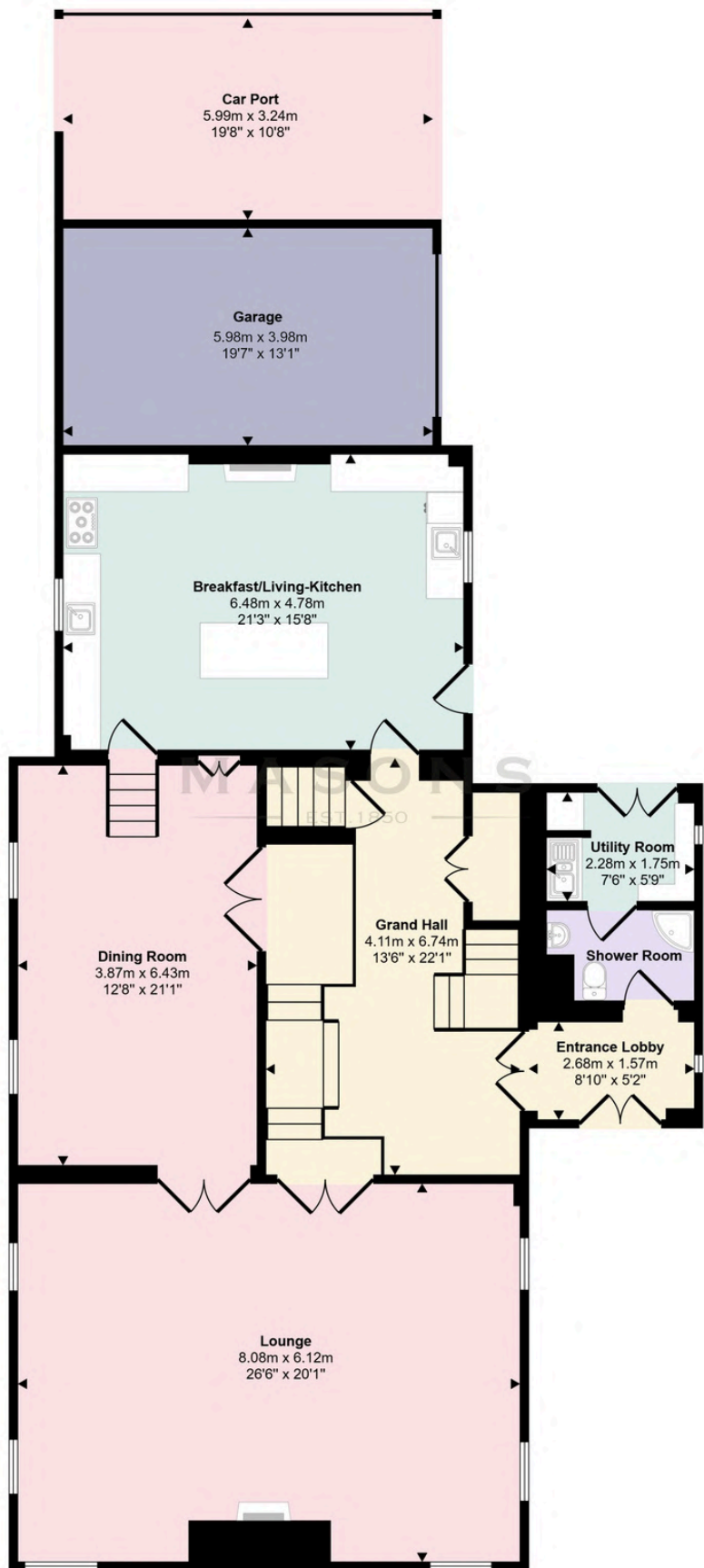
The Chapel stands well behind a low front boundary wall in complementary brickwork, with tall, ornately capped pillars and impressive heavy wrought iron railings together with heavy wrought-iron double gates, and wall lights to all three pillars. From the deep verge a gravel driveway leads through the wide gated entrance and continues past the right side of the building to the garage and car port at the rear, whilst also branching across in front of the Chapel to form a **forecourt** for additional parking and turning of vehicles as may be required. Sheltered behind the side wing and by the kitchen arched doors is a flagstone patio ideal for alfresco dining whilst enjoying superb panoramic views across the open fields adjacent. Picket fencing extends around the boundaries. A further seating area in the corner catches the sun later in the day and in the late afternoon and evening, when the sun extends around the opposite side of the building.

Here there is another flagstone patio for later sun and a timber summer house with windows and glazed double doors, a profile sheet roof and a cosy interior with light and power supply. This side of the Chapel is partly accessed along a path from the forecourt to a range of garden store sheds, a timber enclosure for the LPG tank, and the bunded oil storage tank for the central heating system is positioned here.



The **attached garage** is a modern structure constructed with brick and block walls, the former complementing the original building and fibreglass over the timber roof forms the floor of the walled balcony from the guest bedroom over. The garage is an excellent size as shown on the floorplan and has folding timber door access, LED lighting and two ceiling mounted fans as the garage has doubled as a gym for the present owner. There are ample power points including high level sockets for TV, a bank of storage shelves to one side and the oil central heating boiler. Adjacent there is a car port providing extra under cover space for car or additional storage.



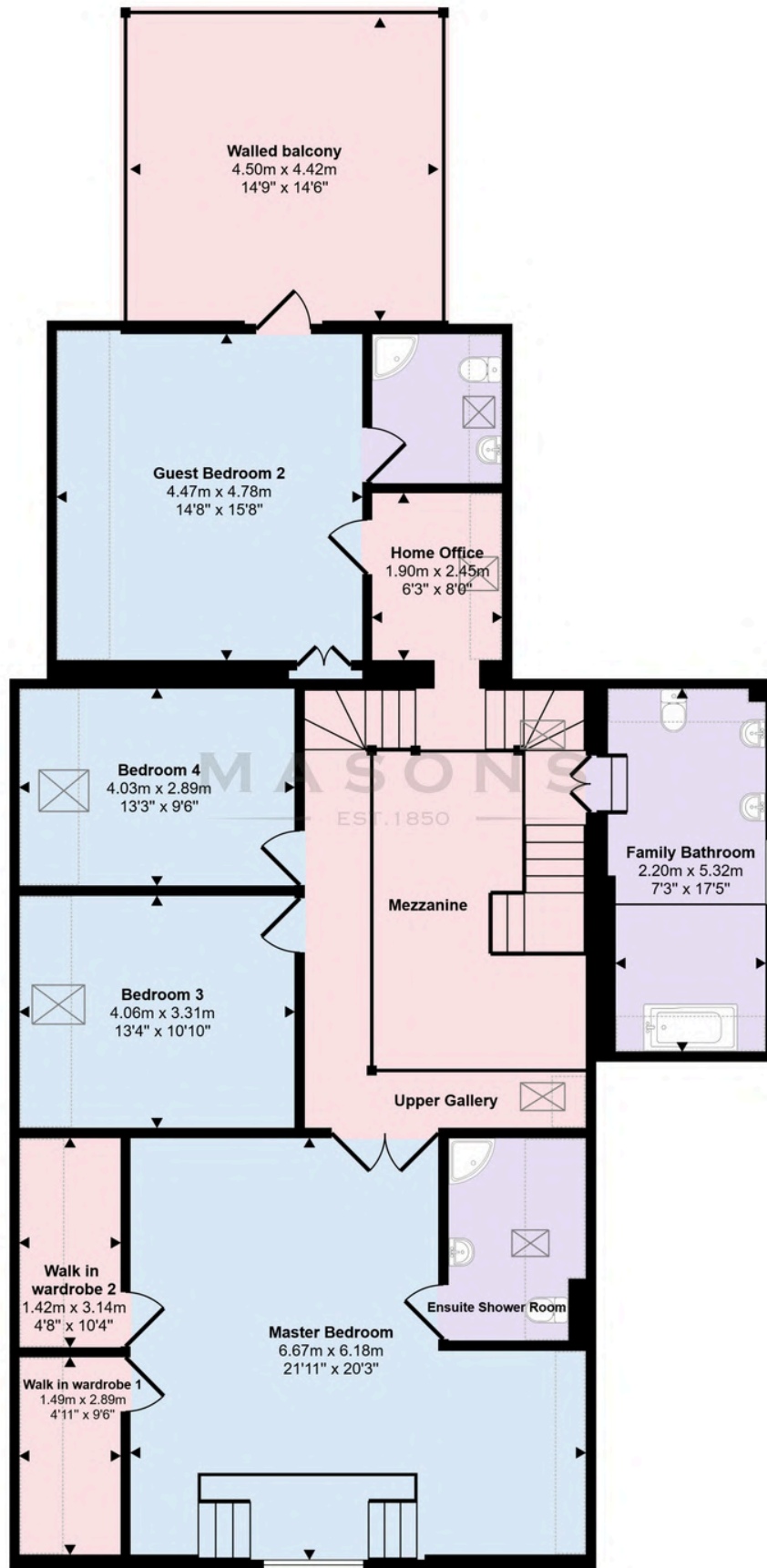


**Ground Floor**  
Approx 194 sq m / 2092 sq ft

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.



**First Floor**

Approx 140 sq m / 1509 sq ft

Denotes head height below 1.5m

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

# South Reston

Rural life  
between town and coast

South Reston is a small village with a country public house The Waggon and Horses, which has a restaurant (only a short walk from the property), the village is ideally located between Louth (approx. 7 miles) and the coast, known for miles of open beaches, nature reserves and popular resorts.)



Louth is a vibrant market town that seamlessly blends history, culture, and natural beauty. Its bustling weekly markets, independent shops, and array of cafés, restaurants, and traditional pubs make it a hub of activity. Nestled on the edge of the Lincolnshire Wolds, the town offers easy access to scenic walks and bridleways, complemented by excellent leisure facilities, including a swimming complex, tennis academy, and golf club. Families benefit from highly regarded schools. Just seven miles from the picturesque Lincolnshire coast and the main regional business centres are in Lincoln (26 miles from Louth) and Grimsby (16 miles from Louth).



Recognised as an Area of Outstanding Natural Beauty (AONB), the Wolds is just a short drive away and 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	71 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### Viewing

Strictly by prior appointment through the selling agent.

### Council Tax

Band D

### 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: ///january.joys.backpacks

### Directions

Proceed away from Louth on the Legbourne Road and at the roundabout, take the second exit along the A157. Follow the road for several miles, passing through the village of Legbourne and continuing all the way to South Reston village. Upon entering the village, take the sharp right bend and then proceed for some distance until The Chapel is clearly seen on the left side.

### Agent's Note

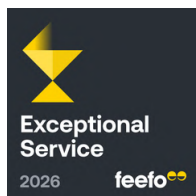
The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise stated. Plans/Maps are not to specific scale, are based on information supplied and subject to verification by a solicitor at sale stage. Material information, compliant with Digital Markets Competition and Consumers Act 2024, is available on request or from the website listing.

# M A S O N S

SINCE 1850

Cornmarket,  
Louth, Lincolnshire  
LN11 9QD

01507 350500



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