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Local, Professional Property Services

# The Old Chapel - Holme



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Freehold £300,000



## Features

- Formally The Old Chapel, Converted in 2015 / 2016
- Open-Plan Kitchen & Snug
- Two Bedrooms With Planning Permission To Create A Third If Required
- Underfloor Heating In Kitchen & Living Room
- Private, Low-maintenance Garden
- Close To Amenities & Transport Links

Formally the Old Chapel, this charming semi-detached home in the heart of Holme village was built in 1923 and converted 10 years ago. With two bedrooms, planning permission for a third, and a flexible layout, it perfectly blends historic character with modern living. A bright and welcoming entrance hallway leads into the open-plan kitchen and snug, which features impressively tall ceilings, three large Velux windows, and French doors opening directly onto the rear garden. The kitchen is fitted with cream wall and base units, wooden worktops, a breakfast bar, and space for a washing machine,

dishwasher, oven, hob, and tall fridge/freezer. The snug provides a sociable seating area, ideal for relaxing while cooking or entertaining. The living and dining room stretches the full length of the property, with a multi-fuel log burner at its heart and the option to reconfigure the space into a third bedroom if required. Upstairs, the first-floor double bedroom benefits from eaves storage and light from a Velux and character window, while the stylish bathroom features a freestanding bath, walk-in mains-fed shower, WC, and contemporary grey stone-effect tiling. The second-floor bedroom is tucked into the

eaves, offering a cosy and characterful space with Velux windows and views over the village and surrounding countryside. Externally, the low-maintenance rear garden is terraced with planters and paved areas for outdoor seating or entertaining, enclosed by attractive stone walls for privacy. A side gate provides access to the bin storage area, keeping everything neat and out of sight. This unique home blends history, character, and modern comfort, creating a light, versatile, and welcoming village residence.



## GROUND FLOOR

**Entrance hall** - A bright and welcoming entrance hallway leading through to the open-plan kitchen and snug area, creating a sociable and functional living space. The hallway also provides access to the living room and includes a practical area ideal for storing shoes, along with useful cupboards beneath the stairs for keeping household items neatly organised and out of sight.

**Kitchen/ snug** - The kitchen is a bright and characterful space with an open-plan layout that extends into the eaves, featuring impressively tall ceilings. Three large Velux windows flood the room with natural light, while French doors in the snug area open directly onto the garden, creating a seamless indoor-outdoor flow. There's also space for a comfortable sofa in the snug area, perfect for relaxing while cooking or socialising. The kitchen itself is a generous size, fitted with cream wall and base units topped with wooden worktops. It includes space for a washing machine, an electric oven and hob with an extractor above, and a dishwasher located under the sink. A tall fridge/freezer also fits neatly within the layout. A stone-effect splashback adds texture and style, and a breakfast bar provides a casual dining spot or additional workspace.

**Living/ dining room** - The living and dining room is a spacious and sociable area that stretches the full length of the property, making it perfect for entertaining family and guests. At the rear, there is a defined dining area comfortably accommodating four people, with a door leading directly into the kitchen for added convenience. A window overlooks the rear garden, providing a pleasant outlook and plenty of natural light. The living area is positioned at the front of the property and features a multi-fuel log burner as its central focal point, creating a warm and inviting atmosphere. A window to the front aspect further enhances the bright and airy feel of the space. Additionally, planning permission has been granted should you wish to reconfigure this room and add a third bedroom, offering flexibility to suit a variety of needs.





## FIRST FLOOR

**Bedroom 1 -** Bedroom One is located on the first floor at the front of the property and is a generously sized double room. It offers ample space for wardrobes and additional bedroom furniture. The room benefits from a useful eaves storage cupboard, making excellent use of the available space. Bright and airy, it features a Velux window along with a characterful window to the front, allowing plenty of natural light to flow in.

**Bathroom -** The property boasts a generously sized bathroom featuring a stylish freestanding bath with contemporary tiling behind. The suite also comprises a wash basin, WC, and a walk-in shower with a mains-fed shower. Modern grey stone-effect tiles are fitted around the shower and extend behind both the bath and WC, creating a cohesive and elegant finish throughout the room.

## SECOND FLOOR

**Bedroom 2 -** Bedroom Two is tucked neatly into the eaves of the property, creating a cosy and characterful space. It would be ideal as a home office, child's bedroom, or guest room. The room benefits from two Velux windows, which allow plenty of natural light and offer lovely views beyond the village towards the surrounding countryside.



## Externally

To the rear, and accessed conveniently from the kitchen and snug area, is the charming and low-maintenance garden. The garden is enclosed by attractive stone walls, providing privacy and a sense of character. It is terraced, allowing for the creation of pretty planters, while the lower level is paved, ideal for outdoor seating or entertaining. A gate at the side of the property provides access around to the bin storage area, keeping everything tidy and out of sight.

## Useful Information

**House built -** The Old Chapel was originally built in 1923 and split into two dwellings in 2015/2016.

**Tenure -** Freehold.

**Council tax band -** C (Westmorland and Furness Council).

**Heating -** Electric boiler installed 2016.

**Underfloor heating in living room & kitchen.**

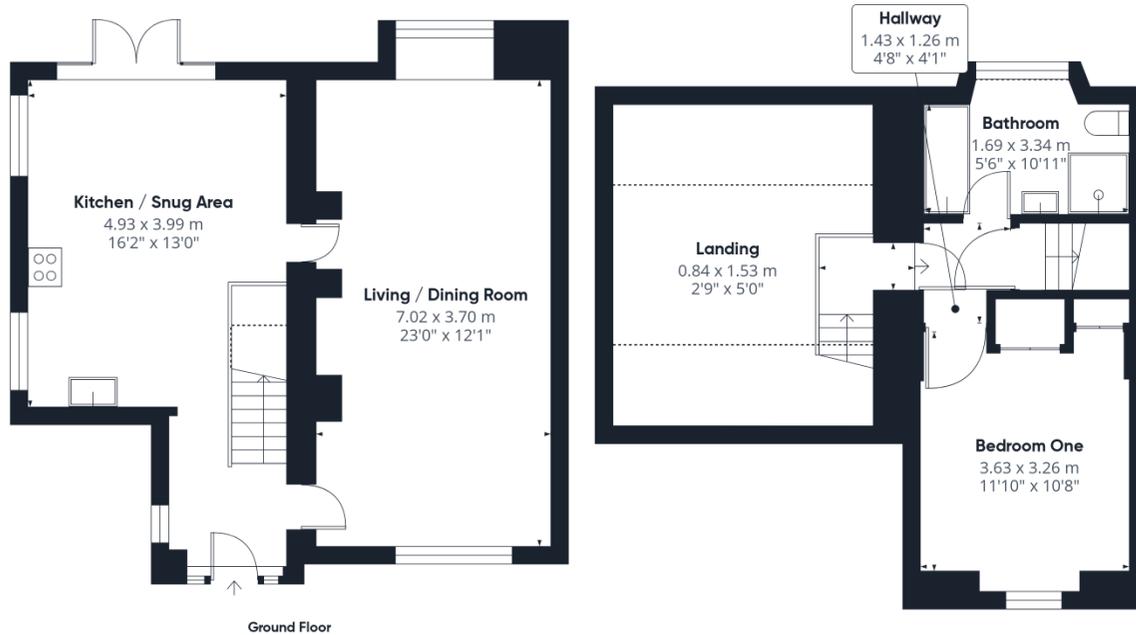
**Drainage -** Mains.

**What3Words location -** [///structure.paving.chariots](https://www.what3words.com/structure.paving.chariots)





# The Old Chapel - Holme



**Approximate total area<sup>(1)</sup>**

87.4 m<sup>2</sup>  
941 ft<sup>2</sup>

**Reduced headroom**

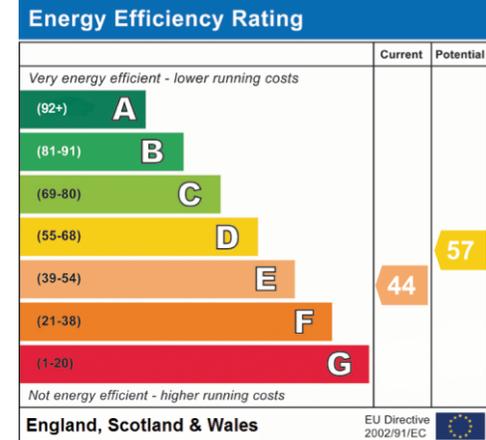
8 m<sup>2</sup>  
86 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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