



CHOICE PROPERTIES

Estate Agents

Bryants Cottages & The Chapel , Alford, LN13 0AS **Reduced To £650,000**



Delightful 19th Century Victorian residence and commercial use chapel both extensively modernised with an impressive musical history and immense future use potential.

It is exceptionally rare to find such a charming property with attached desirable commercial use premises in an appealing picturesque location of this magnitude.

Comprising of two freehold properties which are currently presented as Bryants Cottage which is a 7 bedroom fully modernised home and the main Chapel being used as a recording studio with attached control room. The original buildings have been sympathetically combined and extended to provide flexible family living spaces and the chapel and second room are incredibly well insulated and sound proofed, making them suitable for any number of uses where a home and attached commercial use facility are desired. Alternatively the chapel also offers immense and appealing potential as additional residential living space - for example the current control room (with amazing sound system already in situ) would make a fabulous cinema room.

Nestled in the beautiful hamlet of South Thoresby in the Lincolnshire Wolds, an area of Outstanding Natural Beauty, this most unique home and commercial combination have a special ambiance and creative atmosphere and is a not to be missed opportunity for those looking for an inspiring and idyllic home/work life balance.

It is indeed a rare opportunity to own, live and work in a property that inspired some historic recordings by artists with a global reputation.

The chapel and adjoining control room currently include all the cabling infrastructure for sound recording however this can be easily removed if required leaving a triple glazed extremely well thermally insulated chapel suitable for a multitude of commercial uses such as art studio, private music tuition, gym/fitness suite to suggest just a few.

It is the perfect home for a musician or producer with additional recording equipment available by negotiation.

Chapel Studios is a long established residential recording studio replete with musical history and among the most cherished recording studios in the UK and is a fabulous home as well as a lifestyle change 'Turnkey' opportunity. The current owners are now retiring and have spent over £200,000 in recent investments and have extensively modernised these beautiful Victorian 19th Century buildings into a state-of-the-art commercial residence.

PRICING £650,000

Option to purchase by negotiation any of the studio equipment, instruments, etc that maybe required

BRYANTS COTTAGES & THE CHAPEL

The accommodation and chapel have been carefully restored and converted into one expansive residential complex from what was initially a large Wesleyan Chapel. adjoining school room, two farm cottages and the old blacksmiths workshop.

BRYANTS COTTAGES

Consist of:-

Entrance Hall

25'9" x 5'7"

This super entrance space links both the cottages and the studio together and provides the most perfect entertaining space. Glass fronted cabinets with underlighting sit nicely above counter tops with drawers and cupboards underneath and feature plinth lighting at the bottom. Recessed lighting to the ceiling with large lantern skylight which allows plenty of natural light to fill this lovely space. A staircase with glass balustrade give access to the Office on the 1st Floor which measures 13'1" x 11'9" Door from this area give access to the recording studio and opposite is the opening to the:-

Kitchen

16'3" x 10'9"

With bespoke oak wall, base and drawer units with work surfaces over. Under unit lighting. Recessed lighting. Circular sink unit and mixer tap. Electric Hob with Extractor Hood over. Double and Single Electric oven. Double sink unit and drainer.

Open Plan Living Room

11'2" x 10'8"

Opens to Dining Area.

Dining Area/Sitting Room

25' x 12'4"

With staircase to landing. Feature beams and recessed lighting. Double Doors leading to Lounge/Games Room. Door to Cloakroom with w.c. and wash hand basin.

Lounge/Games Room

17'3" x 17'9"

With Double opening doors to the sunny patio area. Access to:-

Inner Hallway

9'5" x 6'8"

With access to:-

Utility Room

11'2" x 3'2"

With staircase to landing with 2 Bedrooms. Base units with work surfaces over. Sink Unit and drainer. Plumbing for automatic washing machine. Inner Hallway which leads to:-

ISO Room

9'8" x 8'11"

Acoustically sealed room which could be used as a further reception room or bedroom if required.

Ground Floor Bedroom 3

10'8" x 9'2"

With beamed ceiling.

Ground Floor Shower Room & WC

7'5" x 5'7"

With walk in shower cubicle. Pedestal wash hand basin with mirror over. Push button flush w.c. Chrome heated towel rail. Fully tiled walls and floor.

Arranged From Staircase In Utility Room

From this Staircase you reach:-

Bedroom 1

14'8" x 9'0"

Bedroom 2

11'1" x 9'1"

Arranged from Staircase in Dining Room

Landing

Bedroom 4

14'3" x 9'2"

Bedroom 5

12'5" x 10'8"

Bedroom 6

10'10" x 10'2"

Bedroom 7

9'0" x 7'7"

Bathroom & w.c.

10'8" x 7'2"

With four piece suite which consists of panelled bath. Corner shower cubicle with electric shower. Low level flush w.c. Pedestal wash hand basin. Tiled walls. Recessed lighting. Heated towel radiator.

Driveway

Gated and gravelled drive access with parking to front and rear.

Gardens

Large hedge to roadside with front rockeries, newly reconfigured porcelain patio to rear with steps to lawned area. The patio, front and rear parking and garden area benefit from garden lighting and via a 4 way remote controlled lighting system.

CHAPEL STUDIO

Consists of:-

The Control Room

14'11" x 11'9"

The control room is air conditioned with triple glazed windows, the room is completely sound proofed and has a special ambiance. (Currently housing a very well maintained Amek M2500 recording desk and amazing sounding ATC main monitoring). There is a 5 way track lighting system.

The Studio

30'7" x 19'1"

The room benefits from large Chapel triple glazed windows and natural light. The roof space is exceptionally well insulated and the room currently has acoustic wall treatments providing excellent acoustics. There is a triple way track lighting system.

Local Surroundings

The hamlet of South Thoresby is located only a few miles from the lovely market town of Louth and 40 minutes from the cathedral city of Lincoln...which for those that don't know is like York but without the tourists and from where there are direct trains to London.

Being at the foot of the glacial valley of Swaby, there are many stimulating walks close by and for the more athletic there are good routes for a run or cycling. There are many sporting facilities in the area including a private tennis club.

Situated 2.5 miles from the property is the small market town of Alford where there is a pleasant mix of useful shops and takeaways. A few miles along the A16 is the very pretty market town of Louth, the capital of The Wolds. Several times in size to Alford with a more varied selection of interesting shops including an excellent record shop, cheese shop, some fine restaurants, coffee houses, tapas bars.....and larger supermarkets. Altogether most things you would expect to find and quite a few you would not! Ten minutes drive east is the coast, with many quiet sandy beaches and country pubs.

Additional Information

-Starlink 250mbps Broadband.

-No Onward Chain

-Separate Deeds to Properties so they can be bought and sold separately

Tenure

Both properties are Freehold and could be combined subject to respective consents.

Council Tax Band

Council Tax Bands to be confirmed

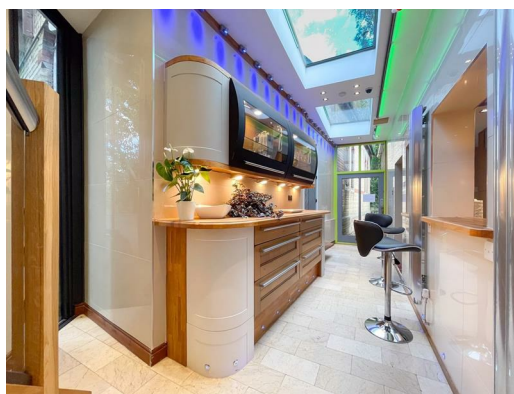
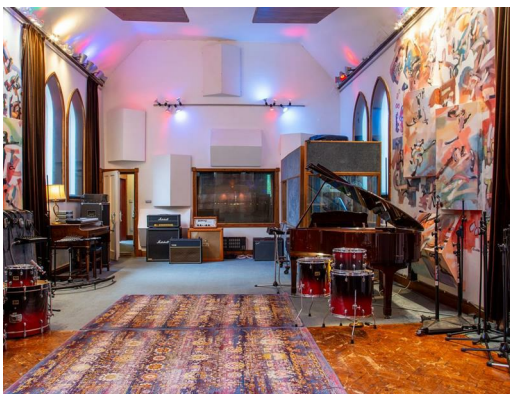
Viewing Arrangements

Viewing Strictly by Appointment through Choice Properties, Louth. Tel 01507 860033

Hours of Business 9am - 5pm Monday to Friday

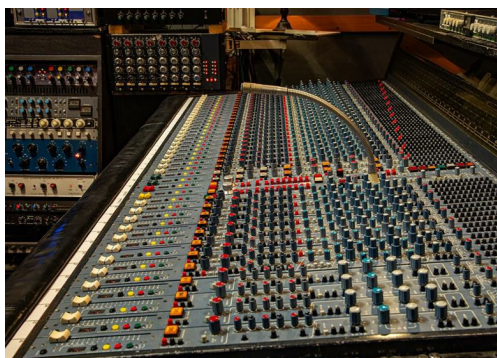
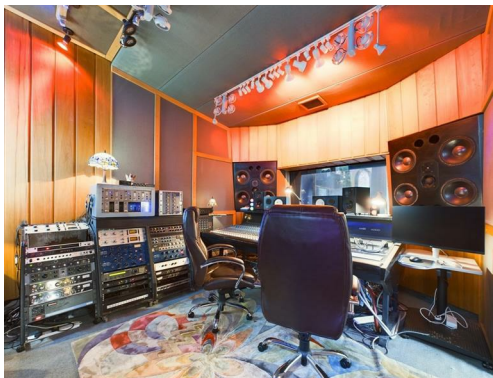
9am - 3pm Saturday

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Floor 0



Floor 1

Approximate total area[®]
3133.91 ft²
Reduced headroom
27.23 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Directions

From Ulceby Cross Roundabout head North along the A16 towards Louth. Continue for 2km then turn right down the road with the signpost for South Thoresby. Continue for a further 1.5 km into the village of South Thoresby then turn left. 200m down this the road you will find the property facing you.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

