



CHOICE PROPERTIES

Estate Agents

Old Chapel Chapel Lane,
Horncastle, LN9 6LR

Asking Price £475,000



Choice Properties are delighted to offer a truly unique opportunity to acquire this beautifully converted former chapel, now transformed into an impressive four-bedroom residence combining character, charm and contemporary living. Offering spacious and versatile accommodation throughout, the property retains an abundance of character while providing a wonderful modern family home. The accommodation comprises an entrance hall and welcoming entrance lobby with an impressive vaulted ceiling, two bedrooms each benefiting from en-suite shower rooms, plus two further bedrooms. A particular highlight is the stunning kitchen/dining/day room, creating a superb open-plan space ideal for everyday family life and entertaining. There is also a useful utility room, boiler room and separate snug. Adding further flexibility is the outstanding mezzanine floor, which provides an excellent additional living space and could be used as a lounge, home office, hobby area or other multi-purpose room, depending on the needs of the new owner. Externally, the property is complemented by gardens surrounding the residence, together with a private driveway providing off-road parking. Situated in the highly sought-after village of Belchford, this exceptional home offers a rare opportunity to own a property with genuine individuality and character. An internal viewing is highly recommended to fully appreciate the quality, space and unique appeal of this remarkable home.

Rare and unique opportunity to purchase this stunning Chapel with accommodation comprising :

Entrance Lobby

Enclosed area, vaulted ceiling, feature double glazed windows to sides, wooden flooring, stairs to first floor mezzanine, four radiators.

Mezzanine

44'11 x 29'11

Feature windows to sides, balcony over looking the entrance lobby, exposed beams, four radiators.

Kitchen / Dining / Day

28'7 x 18'2

Double glazed sliding door to rear opening to garden, feature double glazed windows to sides, double glazed door to side opening to garden, range of eye level and base units, feature island, one and half bowl inset sink with mixer tap and drainer, built in double oven, hob and extractor fan, space for appliances, part tiled walls, tiled floor, three radiators.

Snug / Reception Room

14'4 x 9'7

Double glazed window to side, radiator.

Utility Room

Wall units, worktop space, space for appliances, tiled floor.

Boiler Room

Double glazed window to side, double glazed door to side, oil boiler, hot water tank, tiled floor.

Bedroom One

14'6 x 11'5

Feature double glazed window to side, walk-in wardrobe, radiator, door to:

En-suite Shower Room

Obscure double glazed window to side, white suite comprising low level W.C, wash hand basin with mixer tap, tiled shower cubicle, tiled walls, tiled floor, heated towel rail.

Bedroom Two

11'9 x 11'6

Feature double glazed window to side, radiator, door to:

En-suite Shower Room

White suite comprising low level W.C, wash hand basin with mixer tap, tiled shower cubicle, heated towel rail, tiled walls, tiled floor.

Bedroom Three

11'6 x 10'6

Feature double glazed window to side, radiator.

Bedroom Four

13'9 x 11'3

Feature double glazed window to side, radiator.

Bathroom

Obscure double glazed window to side, white suite comprising low level W.C, vanity wash hand basin with mixer tap, oval bath with mixer tap and shower attachment, tiled walls, tiled floor, heated towel rail, radiator.

Garden

Surrounding the property, mainly paved, shrubs, side access, outside tap, walled and fenced surround.

Driveway

Providing off road parking space.

Tenure

Freehold

Council Tax Band

Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH
Tel. No. 01507 601 111
Website: www.e-lindsey.gov.uk

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band D

Making An Offer

If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you.

We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

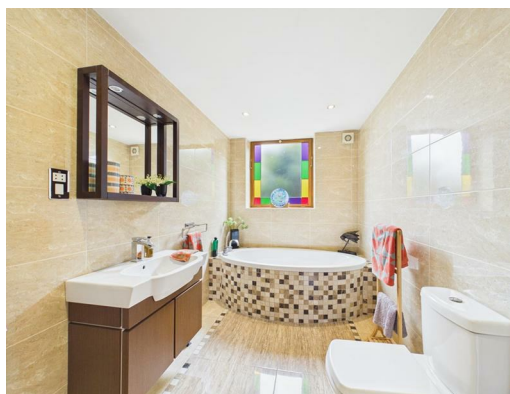
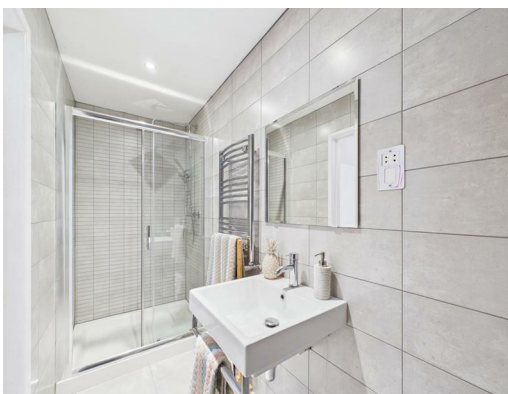
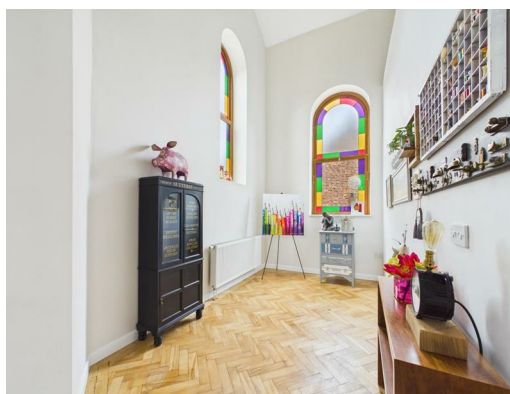
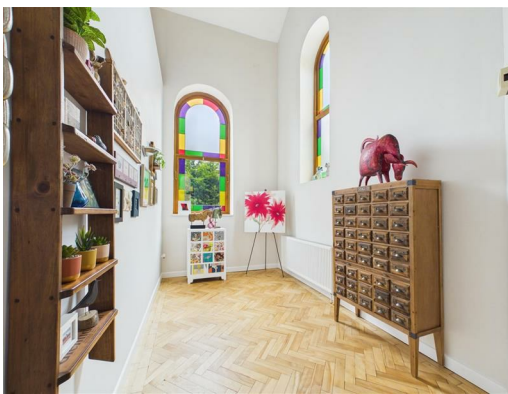
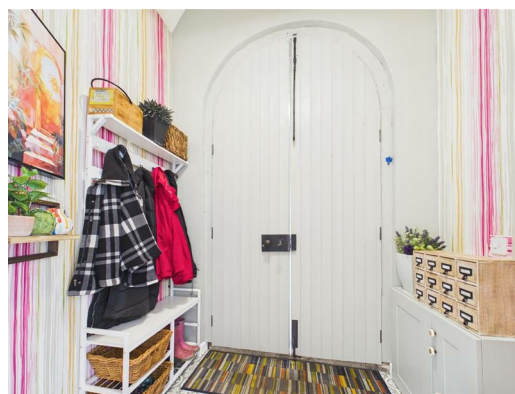
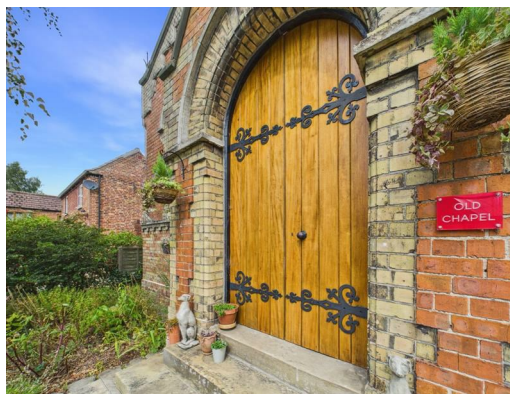
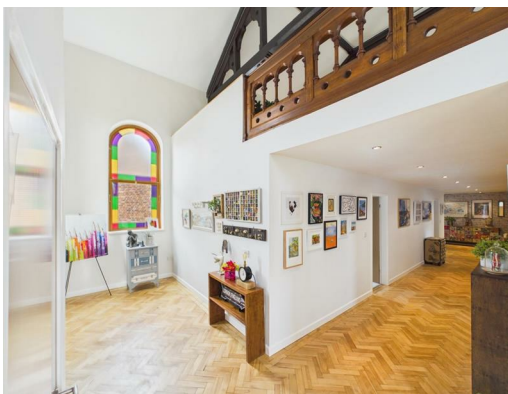
Opening Hours

Monday - Friday: 9am - 5pm
Saturday: 9am - 3pm

Viewing Arrangements

Contact Choice Properties on 01507 462277

Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All measurements have been taken as a guide to prospective buyers only, and are approximate. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.







Floor 0



Floor 1

Approximate total area⁽¹⁾
3256 ft²

(1) Excluding balconies and terraces

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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Directions

Please use postcode of LN9 6LR to locate the property

