



CHOICE PROPERTIES

Estate Agents

The Former Methodist Church Station Road,

Asking Price £200,000



Choice Properties are delighted to offer for sale this unique and rarely available former Methodist church, located in the picturesque village of Willoughby near Alford. This truly one-of-a-kind property is offered to the market chain free and presents a fantastic opportunity for buyers seeking something a little different. Full of character and charm, the property enjoys a peaceful setting backing onto open fields and offers tremendous potential for the right buyer to transform it into a stunning and individual home. The village of Willoughby benefits from a range of local amenities including a village pub, public transport links, a primary school, park, allotments and an abundance of countryside walks right on the doorstep. Early internal viewing is highly recommended to fully appreciate the character, setting and potential this exceptional property has to offer.

Rare and unique opportunity with accommodation comprising :

Entrance

Tiled floor, large timber door to:

Room One

39'3 x 29'

Feature windows to front and sides, exposed beams, timber floor, door to:

Room Two

24'9 x 20'11

Feature windows to sides and rear, open fire, timber door to side.

Outbuilding

18'6 x 7'2

Double glazed windows to front and rear, open fire, stainless steel sink with mixer tap and drainer, door to shower room comprising low level w.c, shower area.

Outside

Mainly laid to lawn, flowers, trees and shrubs, backing to open farmlands, hardstanding to the front providing off road parking space, electric Iron gate.

Tenure

Freehold

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

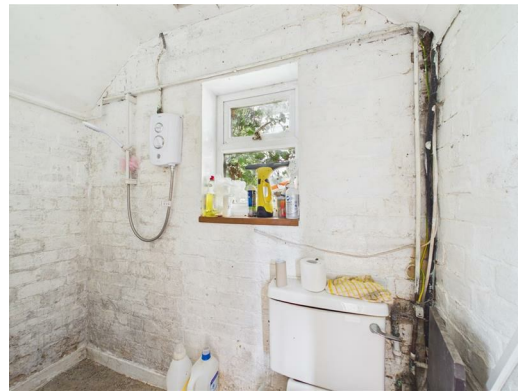
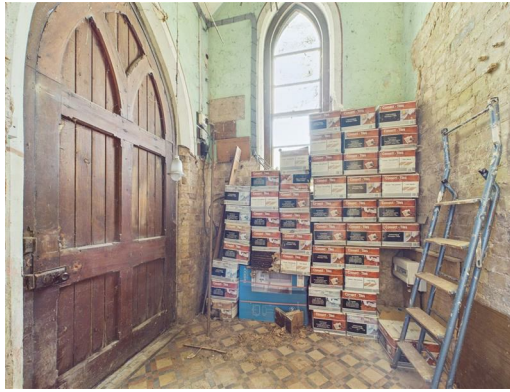
Monday - Friday: 9am - 5pm

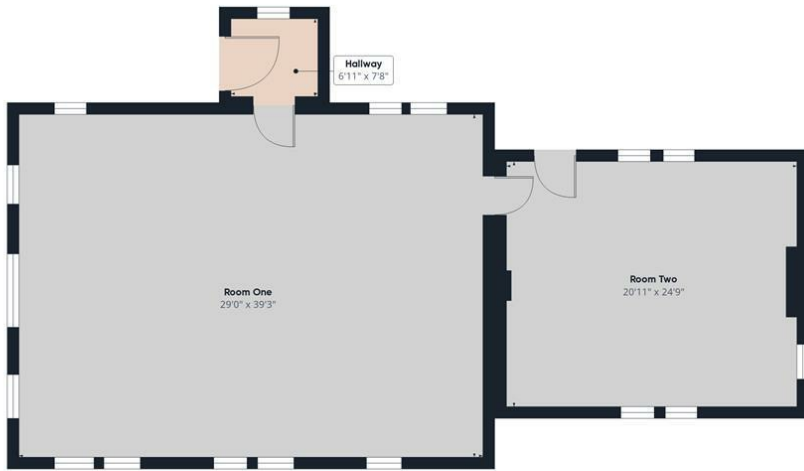
Saturday: 9am - 3pm

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 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
1870 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.

GIRAFFE360

Directions

Please use postcode - LN13 9NA for satnav.

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		
<i>Not energy efficient - higher running costs</i>		
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		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

