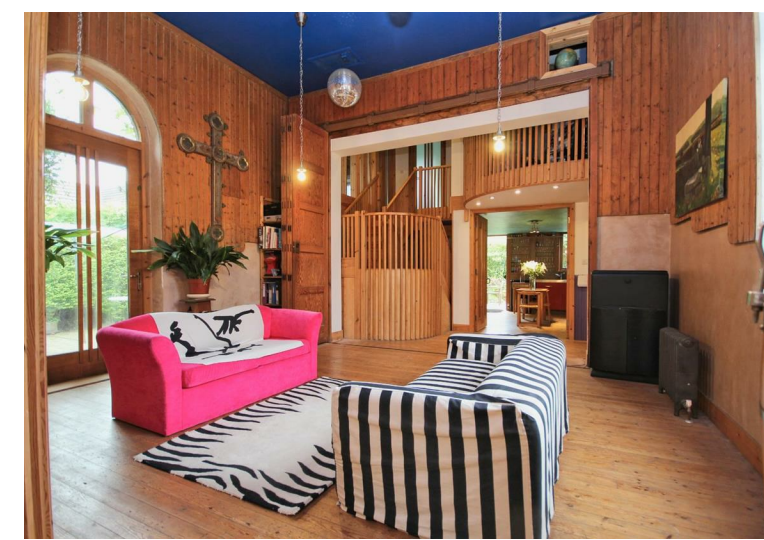
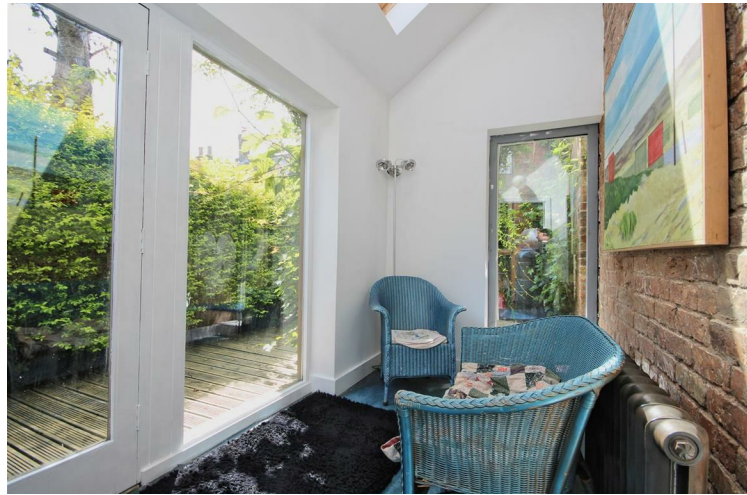




QUICK & CLARKE
The Property Specialists

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Chapel House Chapel Lane, Wawne HU7 5XX
Price £395,000

- Unique chapel conversion
- Four bedrooms
- Three beds 1st floor, One grd floor
- Great flexibility of living space
- Double height living room
- Architecturally unique
- EPC awaited

A imaginative and quirky transformation of a Methodist Chapel converted by the current owners as a family home. In need of a refresh (owners' words), the property provides a unique opportunity for anyone who is looking for a home which is different from the norm.

The accommodation is beautifully arranged around the central double height chapel and retains many of its characterful heritage features. Nestled away in a relatively private position viewing is essential to appreciate the potential in this extremely interesting property.

The original chapel was built in 1860 and was extended and doubled in size in 1939. The current owners converted the property 20 years ago.

LOCATION

The property is located on Chapel Lane which is accessed off Ferry Road on the north eastern side of this popular village.

Main access to Chapel House is off Chapel Lane, who's ownership is tied to the Chapel and over which four neighbours have access. The modest costs for upkeep are shared between everyone on Chapel Lane.

Wawne is an often overlooked village lying off the main road network but ideal for both Beverley and Hull. Benefiting from the Beverley secondary school catchment areas, the village has its own primary school and a number of local amenities.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE LOBBY

With door leading from Chapel Lane and with the original solid wood floors which run throughout the majority of the ground floor accommodation.

LIVING ROOM

23'3" x 17'5" (7.09m x 5.31m)
The centrepiece of the property around which all the accommodation flows. With a double height ceiling, part wood panelling to the walls which show off the original tiered pattern of the pews, characterful stained glass windows and cast iron radiators. Double doors lead through into the kitchen.

KITCHEN

13'4" x 14'1" (4.06m x 4.29m)
With a range of base storage units with red gloss fronts, and stainless steel double sink. Currently fitted with a stainless steel gas range, matching splashback and extractor over. Integrated dishwasher and window and door to the front elevation.

DINING ROOM

13'9" x 7'10" (4.19m x 2.39m)
A well-proportioned room which has a feeling of being open plan both into the sitting room and through into the kitchen, courtesy of timber glass panelled doors and a large amount of internal fenestration.

SITTING ROOM

11'11" x 10'2" (3.63m x 3.10m)
A cosy sitting room with a wood burning stove set on a quarry tiled floor.

GARDEN PORCH

7'1" x 5'5" (2.16m x 1.65m)
Double timber glass panelled front doors opening into the entrance porch and further double glass panelled doors opening into the dining room.

GARDEN ROOM

6'5" x 11'1" (1.96m x 3.38m)
A light and bright room with two Velux skylights and further two windows to two aspects, exposed brick wall and door onto a South facing timber decked space.

UTILITY ROOM

6'6" x 5'9" (1.98m x 1.75m)
Window to side elevation, space and plumbing for washing machine and tumble drier.

OFFICE / BEDROOM 4

11'2" x 6'2" (3.40m x 1.88m)
Window to rear elevation.

DOWNSTAIRS CLOAKROOM

6'2" x 5'2" (1.88m x 1.57m)
Two piece sanitary suite comprising close coupled WC and wall hung hand wash basin, Worcester Bosch boiler.

FIRST FLOOR

BEDROOM 1

19'11" x 10'2" max (6.07m x 3.10m max)
A beautiful light and airy room with windows to both front and rear aspects and exposed roof joists.

BEDROOM 2

11'7" max x 14'1" (3.53m max x 4.29m)
Two windows to the front elevation, inset and backlit decorative cross of glass with ornate leadwork. Double doors open out onto an internal balcony.

INTERNAL BALCONY

9'6" x 5'2" (2.90m x 1.57m)
Overlooking the living room, this area could be used as a study area.

BATHROOM

6' x 7'7" (1.83m x 2.31m)
Four piece sanitary suite comprising wall hung hand wash basin, back to the wall WC, bidet and bath. Built-in cupboards, window to front elevation and heated towel rail.

BEDROOM 3

12'7" x 12'10" max (3.84m x 3.91m max)
Situating to the rear of the property and access from a separate staircase, the bedroom has a window to the rear and a Velux. Walk-in wardrobe area.

BATHROOM

7'11" x 5' (2.41m x 1.52m)
Four piece sanitary suite comprising bidet, back to the wall WC, wall hung hand wash basin and corner bath. Quarry tiles to walls, feature semi-circular frosted window sharing light from the garden room.

OUTSIDE

The property is situated on a relatively private plot courtesy of the mature planting of shrubs and trees to the westerly facing front garden. Arranged around shaped ornamental ponds, there is a decked seating area adjacent to the front door and an area of lawn. A gate provides access onto Ferry Road.

On the southern side of the property is a decked seating area adjacent to the garden room. This can be accessed from both front and rear aspects of the property.

On the northern side and adjacent to the rear lobby is a parking space. To the rear of the property is a further drive/parking area and with large shed for storage.

SERVICES

All mains services are connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system.

DOUBLE GLAZING

The property benefits from majority timber Double Glazing.

TENURE

We believe the tenure of the property to be to be Freehold (to be confirmed by the vendor's solicitor).

VIEWING

Please contact Quick and Clarke's Beverley office on 01482 886200 to arrange an appointment to view.

FINANCIAL SERVICES

Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice. With access to the whole of market and also exclusive mortgage deals not normally available on the high street we are confident that they will be able to help find the very best deal for you.

Take the difficulty out of finding the right mortgage; for further details contact our Beverley office on 01482 886200 or email beverley@qandc.net

EPC RATING

For full details of the EPC rating of this property please contact our office.

GROUND FLOOR



1ST FLOOR



VIEWINGS Strictly by appointment through the Sole Agent's Beverley Office on 01482 886200. The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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