



**Chapel House
Haunton
B79 9HL**

This extremely spacious modern detached home offering 4 / 5 bedrooms including ATTACHED ANNEX. The property occupies a delightful village setting and has views over farmland and fields to the rear.

**Asking price
£849,950**

Exclusive Town & Country Homes

An outstanding property which has been greatly improved by the present owners to offer this superb choice of accommodation which briefly comprises:

* Arched Reception Porch * Reception Hall * Inner Hallway * Lounge *

* Refitted Kitchen open to Large Family Dining Room * Internal Lobby * Sitting Room / Ground Floor Bedroom *
* Refitted Shower Room * Utility Room *

* To the First Floor * Master Bedroom with En-suite Shower Room * Two further Bedrooms * Refitted Family Bathroom *

* Ground Floor Annex with long Reception Hall * Refitted Shower Room * Bedroom * Kitchen with Breakfast Area * Exceptionally large Lounge *

* Garage * Timber Outbuildings * Impressive frontage with driveway and parking for a number of vehicles * Gardens with views over farmland to the rear *

* Oil fired Central Heating * Double Glazing *

ASKING PRICE £849,950

The property was originally built as a convent and has been re-fitted and altered to offer the present outstanding accommodation. In the main accommodation there is a choice of a fifth bedroom or sitting room to the ground floor which could be utilised as an additional self contained annex. Attached to the ground floor is currently a self contained annex with an exceptional choice of living accommodation including the former chapel which now forms a large lounge. This accommodation could easily be incorporated in to the main dwelling.

Chapel House is located in the picturesque village of Haunton and benefits from stunning countryside views to the rear. A truly unique property which needs to be viewed to be fully appreciated.

TO THE GOUND FLOOR

PORCH

Having five brick open archways, tiled flooring and exterior lighting.



RECEPTION HALL

Having double glazed entrance door, archway, double glazed window, radiator, tiled flooring. Connecting door leading through to annex.

INNER HALLWAY

Having stairs off to the first floor with under stairs storage cupboard, multi-pane double glazed window, radiator, coving surround to ceiling and wooden style flooring.

LOUNGE 20'6 x 14'6 (6.25m x 4.42m)

Having feature arched recesses to the front with double glazed windows inset, being a feature of the property in many of the rooms, radiator, coving, further arched recess to the side with door inset, brick cottage style fireplace with matching hearth and central double sided wood burner which serves both the lounge and family dining room.



KITCHEN WITH FAMILY DINING ROOM 27 max x 16 max, 11'5 min (8.23m max x 4.88m max, 3.48m min)

Having a re-fitted kitchen area comprising of double glazed window, enamel double Belfast sink with mixer tap over, quartz work surfaces, range of fitted cottage style base cupboards and drawers with pull out trays and integrated bin, space for range cooker with extractor above set within feature paneled wall above, space for dish washer, space for stand up fridge freezer, wood effect flooring. The kitchen is open to:

Family dining area which has a continuation of the wood effect flooring, fireplace with double sided log burner inset, radiator, walk in bay with double glazed rear windows and double glazed rear door leading out to rear garden. Door leading through to:

INNER HALLWAY

Having built in store cupboard and tiled flooring.



SITTING ROOM / DOWNSTAIRS BEDROOM 17 x 8'5 (5.18m x 2.57m)

Having double glazed window inset, radiator and laminate flooring.

RE-FITTED DOWNSTAIRS SHOWER ROOM

Having re-fitted suite comprising of WC and wash basin set in to vanity cupboards, double shower cubicle, ceramic tiling, tiled flooring, extractor fan, wall mounted towel rail and natural light source to ceiling.

UTILITY ROOM 9 x 9'10 (2.74m x 3.00m)

Having double glazed window to the rear and double glazed side door to garden, work surfaces, sink with drainer and mixer tap over, range of base cupboards with drawers, space and plumbing for automatic washing machine, space for dryer and extractor fan.



TO THE FIRST FLOOR

LANDING

Having double glazed window over staircase, coving surround to ceiling and loft access.

MASTER BEDROOM 16 x 11'4 (4.88m x 3.45m)

Having two double glazed rear windows and double glazed side window, feature wardrobes with cupboards above and radiator.

EN-SUITE SHOWER ROOM

Having WC, wash basin, double shower cubicle with over head and hand held shower heads, ceramic tiling and double glazed window.

BEDROOM TWO 14'6 max x 14 (4.42m max x 4.27m)

Having two double glazed windows to the front, double glazed window to the side, two radiators, coving surround to ceiling, fitted wardrobe with cupboards over and shelving.

BEDROOM THREE 11 x 9'6 (3.35m x 2.90m)

Having double glazed window to the front, radiator and fitted wardrobe.

RE-FITTED FAMILY BATHROOM

Having white suite comprising of bath with shower over, WC, wash basin set over vanity cupboards, radiator, ceramic tiling and double glazed window.

TO THE GROUND FLOOR ANNEX

ANNEX HALLWAY

With double glazed windows and double glazed door set within an arched frame, laminate flooring and radiator.

ANNEX SHOWER ROOM

Having white suite with double shower cubicle, wash basin set over vanity cupboards and drawers with side cabinets, WC, ceramic tiling, radiator and laminate flooring.

ANNEX BEDROOM 15'6 x 10'5 (4.72m x 3.18m)

Having arched recess with double glazed side window, arched recess with display shelf inset, radiator, coving surround to ceiling and fitted wardrobes.

ANNEX KITCHEN WITH BREAKFAST ROOM 25'6 x 8'6 max (7.77m x 2.59m max)

Having double glazed window, two fitted storage cupboards, work surfaces and breakfast bar, stainless steel sink with drainer, space for stand up fridge freezer, space for appliances including washing machine, range of base cupboards and drawers, range of wall cupboards laminate flooring. Open to breakfast area with double glazed side window, double glazed internal window, coving surround to ceiling and radiator.

REAR PORCH

Having double glazed side door and double glazed internal window.



ANNEX LOUNGE 19'6 x 19'6 (5.94m x 5.94m)

A very impressive lounge which was the former chapel to the convent. Having high paneled ceilings, double glazed surrounding windows, feature exposed brickwork to walls with arched details and arched recess fireplace, split level flooring and radiator.



TO THE EXTERIOR

To the front of the property there is a retaining wall, lawns and tarmacadam driveway providing good parking and turning area, further stone chipped driveway / parking.

GARAGE 15'6 x 8 (4.72m x 2.44m)

Having double doors to the front, lighting and power points, glazed window and door to the rear.

To the rear of the property there are timber outbuildings include stores and workshops, paved patio area and lawns with exceptional countryside views to the rear. The lawn continue to the side with additional patio area and pathway and side paved courtyard and feature exterior lighting.

GENERAL INFORMATION

TENURE

We understand the property is freehold. However, further verification must be sought from the vendors solicitors.

SERVICES

We understand all main services are connected. With the exception of gas and mains drainage, the property has oil fired central heating and private drainage.

COUNCIL TAX

We understand this property is Council Tax Band "G". However, this should be verified by any intending purchaser.

FIXTURES AND FITTINGS

Some items may be available subject to separate negotiation. We would advise any intending purchaser to verify what will be included in the sale of this property and confirm this with their solicitors.

VIEWING

By prior appointment with Mark Evans & Company on 01827 311300

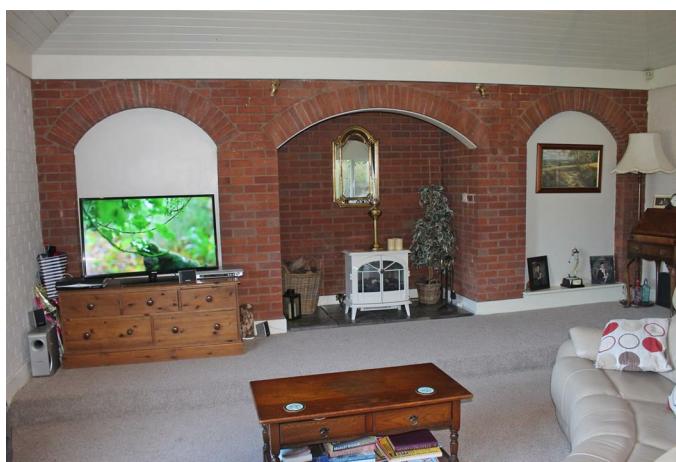
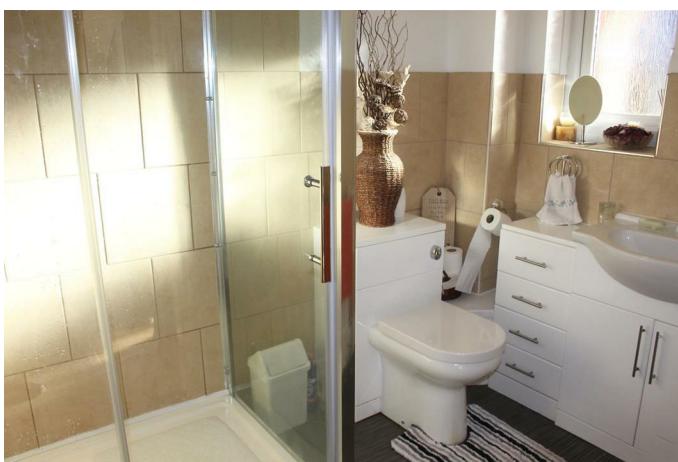


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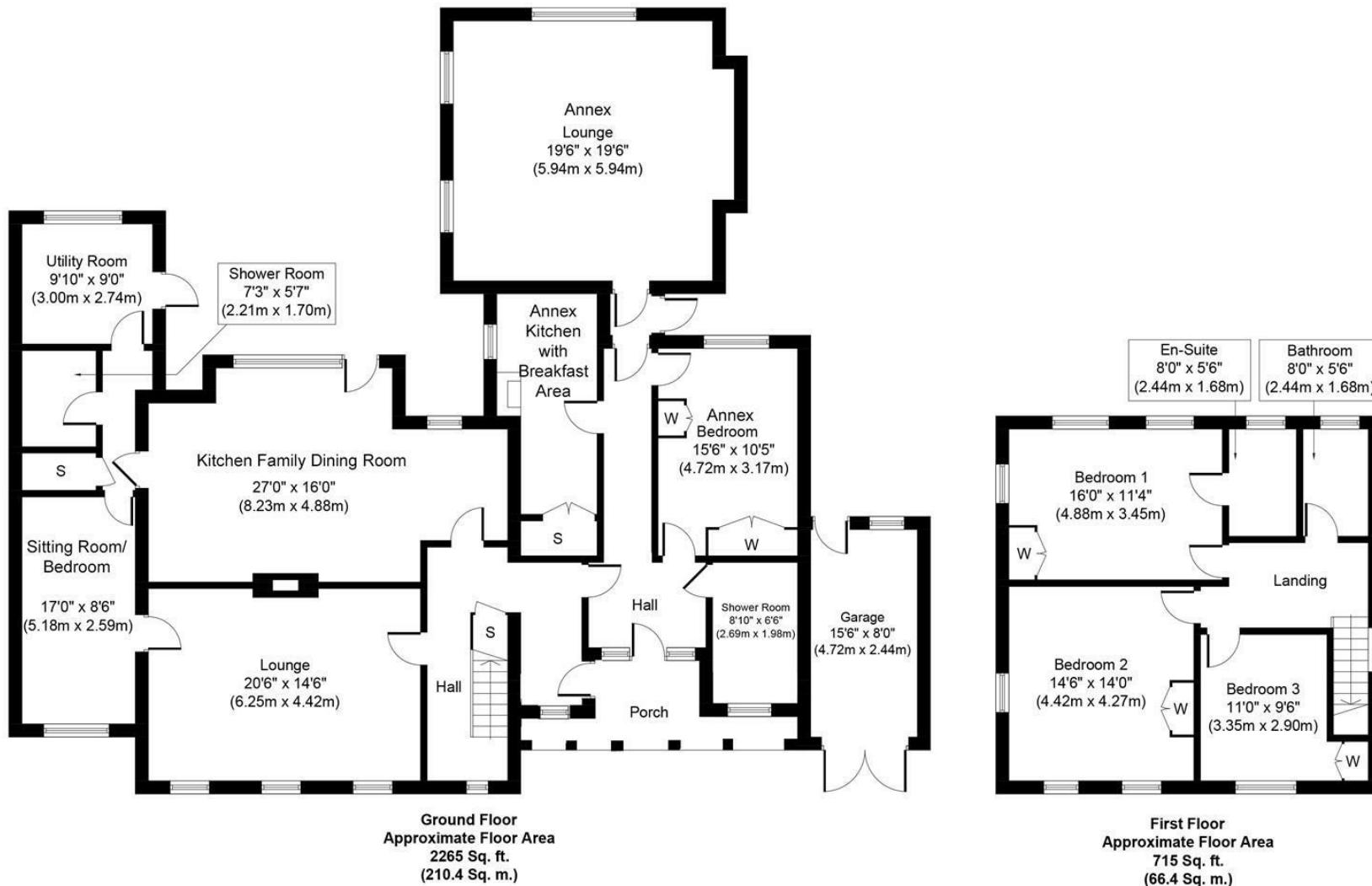
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

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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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	

NOTES:

IMPORTANT SPECIAL NOTES:

Whilst we endeavour to make our Sales Particulars accurate and reliable, all measurements quoted are approximate and for general guidance only. If there is any point which is of particular importance to you, please contact our office and we will be pleased to check the information for you. Particulars if you are contemplating travelling some distance to view the property. Photographs are for illustration only and may depict items not included in the sale of the property.

Mark Evans & Company are able to offer a complete property portfolio of all prices ranging from smaller starter homes to larger country and equestrian homes. Our dedicated sales team have been with us for many years and are able to pass on their experience and advice on to our clients.

Mark was joined by his daughter Becky in 2007 and both live locally which allows unprecedented knowledge of the property market in the town and surrounding villages.

Mark Evans is a fellow of the National Association of Estate Agents and has been involved in the property market in the local area since 1977 establishing his own practice in 1987.

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