

SUPERIOR HOMES

ROYSTON & LUND



Top Chapel House Elder

| LE67 8HD

Guide Price £650,000

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This stunning converted chapel is full of charm and history. With the possibility to convert to a four bedroom property. Top Chapel House was originally built in 1778 and then enlarged in 1791 with further restoration and enlargement in 1862. This recently renovated chapel is set in 0.2 acres and was completed in 2018. The house stands at an elevated level on Elder Lane, with views across to Coleorton Hall. The accommodations extends to circa 3,100 square feet.

Entering the property through the original chapel doors into the entrance hall you are led to the largest of the rooms. It is currently laid out as an open area, with a seating area, a large dining area, reading area, and feature log burning fireplace. Stunning dual aspect large stained glass windows flood this room with light.

The kitchen sits to the rear of the chapel with a high quality shaker style fitted kitchen including a Rangemaster with induction hob, large feature island and the benefit of a walk in pantry. A utility room and downstairs w.c. are located off the kitchen.

A beautifully crafted wooden staircase leads to the first floor and galleried landing which is the perfect area for a multitude of uses and overlooks the ground floor living space. This magnificent expanse emphasises the scale and beauty of the home.

The principal suite is of a generous size and benefits from an elegant en suite bathroom. Also sitting on this floor is second double bedroom and an impressive family bathroom with shower and free standing bath. The top floor houses another double bedroom benefiting from a w.c. One of the bedrooms can be divided to make a fourth bedroom.

An established large south facing garden has well stocked borders, with an elevated patio ideal for entertaining which overlooks a good size lawn. A large workshop sits aside a further patio, leading to the substantial gated driveway.

Potential for a garage subject to relevant planning permission.





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- An 18th Century Three Bedroom Converted Chapel (Possibility to Convert to Four Bedrooms)
- Principle Suite with En-suite Shower Room
- Large Zoned Living Space with Feature Log Burning Fireplace.
- Top Floor Bedroom with En-Suite , Further Bedroom and Family Bathroom
- Shaker Style Kitchen with a Rangemaster and Induction Hob
- Utility Room and Downstairs w.c.
- Impressive Crafted Wooden Staircase and Galleried Landing with Stained Glassed Windows
- Enclosed garden with large patio and workshop.
- Freehold, Council Tax E, EPC D



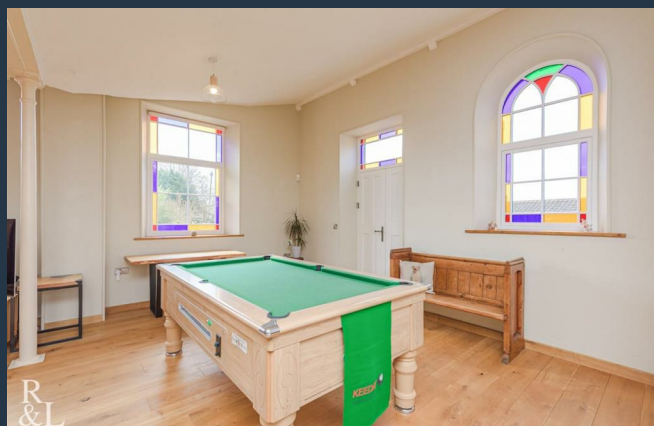
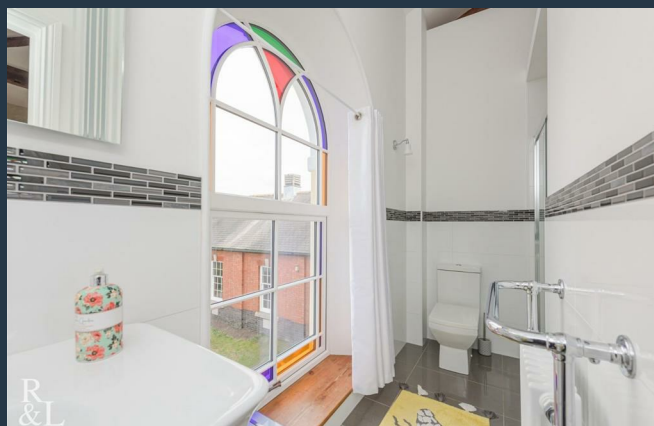


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Griffydam is a hamlet within the parish of Worthington, Leicestershire. The name 'Griffydam' occurs as early as 1764, when it is referred to as being noted for its mineral water. The placename actually derives from 'Griffith's-Dam'. A man-made pond and remnants of the bank built for this dam can still be seen, below the lane called 'The Tentas'.

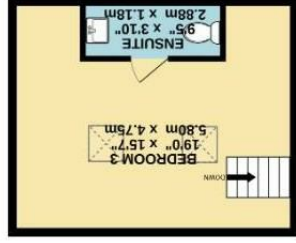
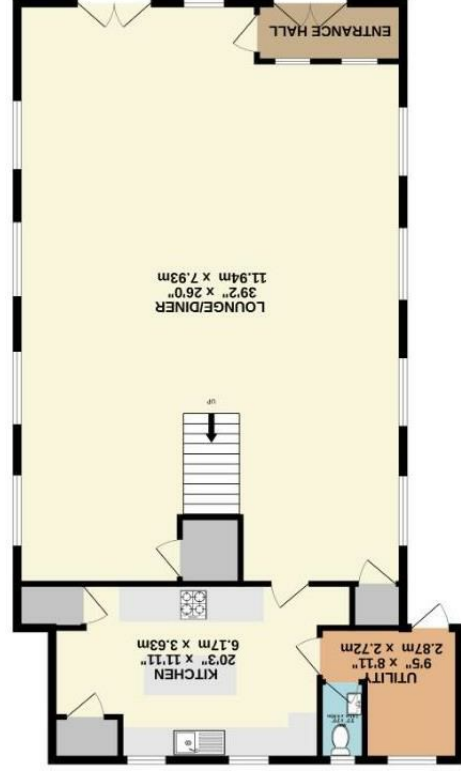
Top Chapel House was one of the earliest Methodist Churches in England, built in 1778. The village of Griffydam has its own Primary School and is within easy access of Birmingham, Nottingham and East Midlands Airport via the M42/M1/M6 road network. The historic market town of Ashby-de-Zouch is close by with its renowned Secondary Schools, amenities, independent shops, restaurants and bars.

* Please note some restrictions may apply on part of the garden*

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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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TOTAL FLOOR AREA: 2908 sq.ft. (270.2 sq.m.) approx.



England & Wales		
EU Directive 2002/91/EC		
Not energy efficient - higher running costs		
(1-20)	G	
(21-38)	F	
(39-54)	E	
(55-68)	D	
(69-80)	C	
(81-91)	B	
(92 plus)	A	
Very energy efficient - lower running costs		
Current	Potential	
56	62	

England & Wales		
EU Directive 2002/91/EC		
Not environmentally friendly - higher CO2 emissions		
(1-20)	G	
(21-38)	F	
(39-54)	E	
(55-68)	D	
(69-80)	C	
(81-91)	B	
(92 plus)	A	
Very environmentally friendly - lower CO2 emissions		
Current	Potential	

EPC

