



WESLEYAN  
CHAPEL  
1848

Ibbett Mosely

Chapel Row, Ightham, Sevenoaks TN15 9AQ  
Price Guide £900,000





## Chapel Row, Ightham, TN15 9AQ

**What a privilege it is to market this fantastic conversion of a chapel to make a great home for those looking for character and space. Set over three floors with a options and flexibility of use it would be our pleasure to show you round and discuss how this rarely available home can suit your needs.**

**Guide Price £900,000 to £950,000**

- Converted Chapel from 1850
- Up to 5 Bedrooms options for study
- Off Road Parking & Garage
- Open Plan Living Space
- Mezzanine Floors
- Well Thought Out Conversion
- Landscaped Garden
- Character Throughout
- Popular Ightham Location
- Guide Price £900,000 to £950,000

A beautifully designed conversion of a Wesleyan Chapel offering voluminous space with double height ceilings pouring light through original stain glass windows. If open plan living is your thing and for most it is don't miss the opportunity to see how this fantastic home can fit your lifestyle.

### Description

This converted Grade II listed Wesleyan Chapel hits all the right notes and expectations of an ecclesiastical building with its large Entrance doorway leading into a fabulous welcoming entrance hallway with stone flags to the floor and ornate window beaming light into a spacious area to start your journey into this great home. The size and space become immediately apparent to you as you enter into the kitchen dining space perfectly designed to modern needs but remaining classic in its style befitting the building. The spacious kitchen opens into the double height reception space that transitions into dining and reception space. A huge social space that would be great for visiting friends and family to remain connected at all times. Although the space is large it still has a feel of a cosy home and the ability to get comfy around the wood burning stove that does a fantastic job of warming the space on those especially cold days.

Above the kitchen sits a large mezzanine gallery with balcony overlooking the main reception below. A great opportunity for a further bedroom or secondary reception/study. Four huge windows allow light to stream into this space from three aspects.

To make the very best of the space the main bedrooms are on the lower ground floor and accessed via a stair case in the main reception. The light still pours into this space through the well designed windows and gives the feel of a more cosy contained area which is ideal for bedroom spaces. Three bedrooms and the main bathroom are offered from a central landing that is spacious enough to offer a seating area, yet another option for a study. The master has a steam bath built in shower over. All of the bedrooms are double in size and provided for by a central bathroom.

A further bedroom or study sits separately to the end of the reception space down a small staircase which offers double doors out to the garden and has access to another modern shower room. Ideal for visiting guests to have their own part of the home.

Externally the property offers space and access to all sides of the chapel and ample parking via iron gates to a gravel driveway. A timber garage and shed offer great storage and further parking. A landscaped garden with a central lawn and ornate beds to the side gives great outside space as well as a paved terrace wrapping around the home.

We can't wait to show this rare opportunity to buy a fantastic piece of history that has been cleverly converted to offer a great home and ensure the building remains into the future.

Ightham

Ightham village is set in an area designated AONB (area of outstanding natural beauty) and is located approximately four miles east of Sevenoaks and six miles north of Tonbridge. The parish includes the hamlet of Ivy Hatch. Ightham is famous for the nearby medieval manor of Ightham Mote (National Trust), although the village itself is of greater antiquity. The River Bourne is within the parish. The village has an excellent public house, parish church and a popular primary school. Further local amenities and shops can be found in Borough Green village which is less than a mile away. Here you will also find the mainline station with regular services to London Victoria and now London Bridge, Maidstone, Ashford International and the coast. There are good road links to the M20 and M26/M25



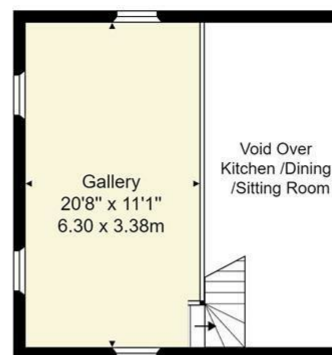




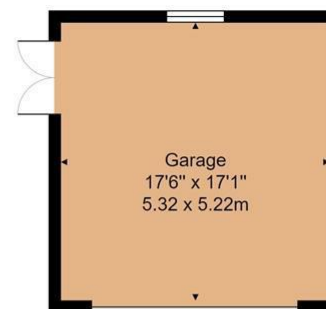


House Approx. Gross Internal Area  
2058 sq. ft / 191.2 sq. m

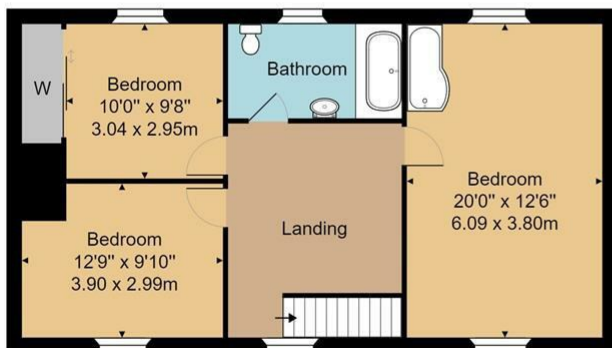
Garage Approx. Internal Area  
296 sq. ft / 27.5 sq. m



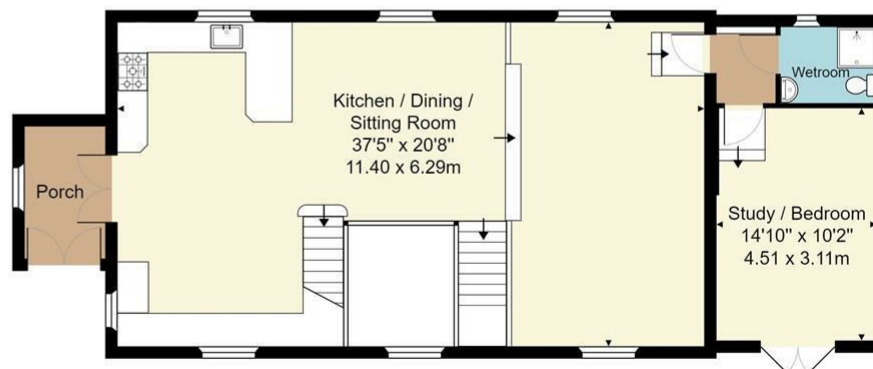
First Floor



(Not Shown in Actual  
Location / Orientation)



Lower Ground Floor



Ground Floor

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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