



BY DESIGN

The Baptist Chapel

Cogenhoe, Northamptonshire



Stunning non-listed chapel conversion

The Baptist Chapel was originally built in 1910 but was converted and extended by the current owners in 2017 and now boasts just over 3,400sq. ft. of flexible living accommodation. There are 5 bedrooms and 5 bathrooms, a fantastic kitchen/breakfast/family room with bifold doors to the garden, a large living/dining room, an underground garage with driveway parking, beautiful and private wrap around gardens and so much more. This property is not listed and comes to the market with no onward chain.



The Baptist Chapel, 14A Station Road, Cogenhoe, Northamptonshire, NN7 1LT

Ground Floor

The lovely front doors open into a spacious foyer, perfect for boots and coats. Double doors open into the large living room/dining room which is flooded with light with its many windows and beautiful original stained glass windows. The current owners have created an office space in one of the corners and a dining space in another. Bifold doors from the dining area lead to the garden where there is a patio, perfect for alfresco dining and entertaining.

A beautiful double sided log burner sits between the living/dining room and the kitchen/breakfast/family room. Double doors from the living room open into the spacious kitchen where there is ample space for a dining table should you wish to have a kitchen/diner. The owners currently have it laid out as a snug, a kitchen with breakfast bar and a family area. This large kitchen offers multiple integrated appliances including two ovens, a warming drawer, a microwave, a gas hob with ceiling extractor hood, a dishwasher, a wine fridge and a pop up power socket. There is also space for an oversized American style fridge/freezer (the one in the property can be purchased separately). There is a fantastic breakfast bar that can seat 6 and bifold doors that open onto the large patio in the garden making this perfect for families and entertaining.

A utility room can be found just off the kitchen and offers space for one under- counter appliance. The downstairs shower room is accessible from the utility.

There is underfloor heating throughout the entire ground floor.











First Floor

There are two staircases that lead to the first floor, one from the living room and one from the kitchen.

The main stairs from the living room lead to a bright and spacious landing with vaulted ceiling and original stained glass windows. This property boasts five bedrooms; four doubles and one single. All five bedrooms are accessible from either staircase.

The main bedroom has a fantastic 4 piece en-suite with soaker bath and double shower. Bifold doors open onto the balcony which overlooks the rear garden. Bedroom 2 also has a spacious en-suite with large walk-in shower and bifold doors that open onto the balcony.

Bedroom 3 boasts another lovely 4 piece en-suite with soaker bath and large walk-in shower and bedroom 4 has an en-suite shower room.

There is also a large walk-in boiler cupboard that offers great storage as well.







Outside

The Baptist Chapel sits on approximately 1/5 acre plot. To the front, there is an underground garage with driveway parking for 3 cars. There is also parking for 2 cars directly in front of the property, just before the road.

Lovely wrap around gardens offers space and privacy, perfect for families and for entertaining. This walled garden boasts 3 large patios, a raised bed, a shed and multiple log stores.







Information

Location

Cogenhoe is a village located 6 miles east of Northampton and boasts a church, a Londis shop with post office and a pub. The village offers a primary school and is also in the catchment for Wollaston Secondary School. Fantastic private and public schooling is also available nearby.

Services

Mains gas, electricity, water and drainage.

Tenure

Freehold

Local Authority

West Northamptonshire Council

Council Tax Band

G

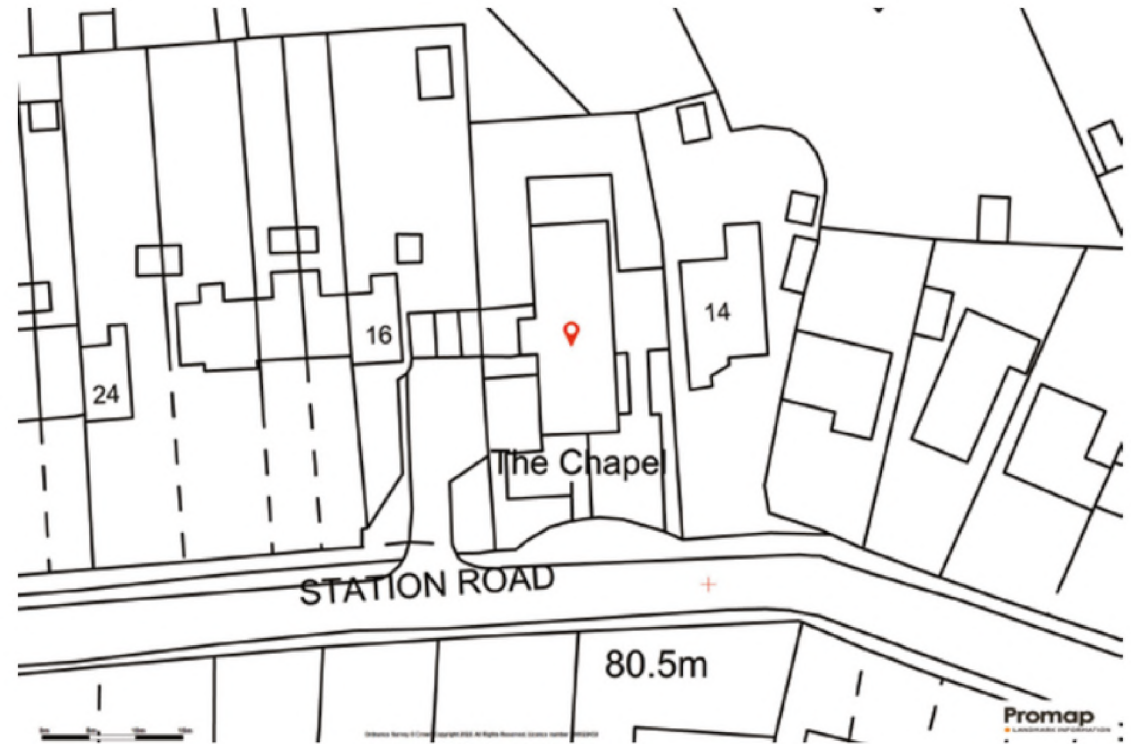
Viewing Arrangements

Strictly via the vendors sole agents By Design on
07393997427

Website

For more information visit www.bydesignhomes.com

Offers Over £900,000



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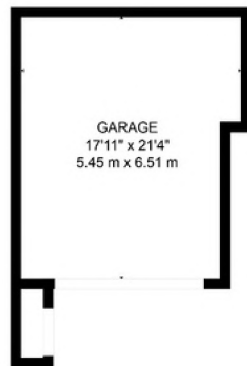
GROSS INTERNAL AREA

FLOOR 1 : 1851 sq. ft, 172 m²
 FLOOR 2 : 1575 sq. ft, 146 m²
 EXCLUDED AREAS : PATIO : 297 sq. ft, 28 m²
 GARAGE : 361 sq. ft, 34 m²
 BALCONY : 73 sq ft, 7 m²

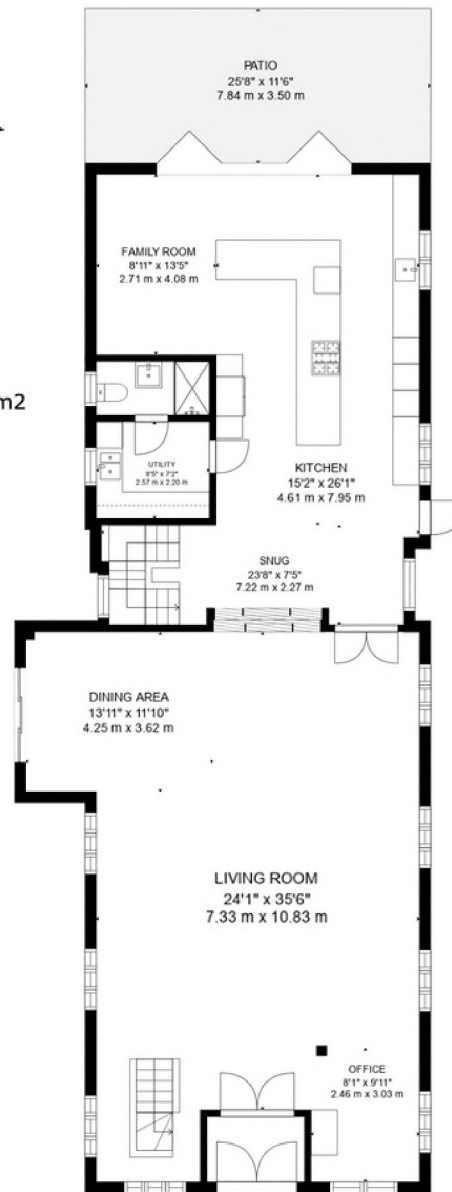
TOTAL : 3426 sq. ft, 318 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

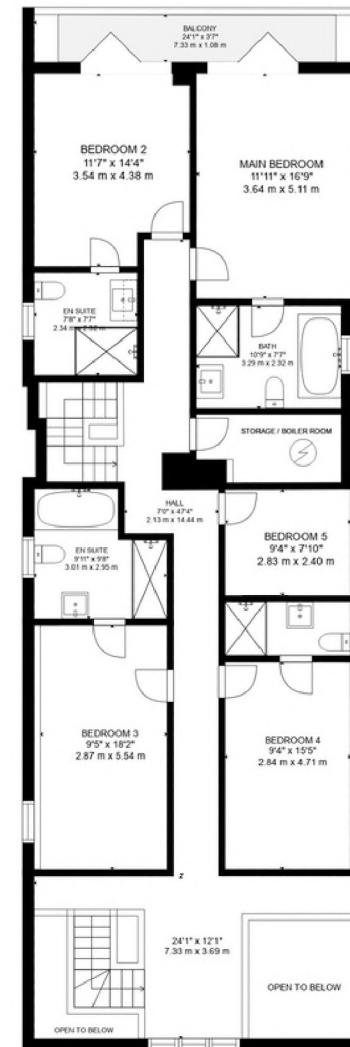
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



GARAGE



FLOOR 1



FLOOR 2



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed







BY DESIGN

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National audience

local knowledge