



THE OLD CHAPEL
COMMERCIAL ROAD,
LOUTH, LN11 7AA

Masons
EST. 1850

ABOUT THE OLD CHAPEL...

A one off opportunity to acquire a beautifully converted former chapel well positioned in Louth market town ideally positioned for nearby schools and shops.

Retaining many original features, the well planned accommodation provides a stunning first floor open plan living kitchen dining space with vaulted ceilings. To the ground floor are two very large bedrooms, one with en suite and dressing room with further bathroom off the spacious entrance hall. Externally well maintained gardens with south facing patio to one side and parking area.

Directions

Travel through the centre of Louth along Mercer Row and Eastgate to the second mini roundabout by Morrisons store and at this roundabout take the first exit along Ramsgate. Follow the road to the next mini roundabout and take the second exit along Ramsgate Road. Travel down Ramsgate Road to the crossroads where you can turn right onto Commercial Road. The property will then be found shortly on the right.



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The Property

A truly unique opportunity to acquire the former Riverhead Methodist Chapel, believed to date back to 1925, it was later then used as a workshop and finally converted to this truly magnificent residential dwelling in 2008, providing spacious open plan characterful accommodation. The property has red brick-faced construction featuring dentil courses, ocular window with raised gabled roof covered in slate tiles and stone coping with finial.

Original timber-framed windows. The rear of the chapel has been separated to create a separate residential dwelling accessed off Old Chapel Mews. The conversion of the property has been done extremely tastefully, retaining the original roof beams and was carried out to an exceptional standard with high-quality materials used throughout. Heating is provided by way of a Vaillant gas-fired central heating boiler. The property boasts paved gardens to the perimeter and a useful parking area to one side.





Accommodation

(Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale)

First Floor

Open Plan Living Kitchen Dining Space

A brilliant open plan living space positioned on the first floor, being the focal point of the property, creating a bright and airy space to relax in having retained exposed roof beams and vaulted ceilings, with the main reception area having ample



space for sitting and dining areas with light flooding into the space from the four south-facing skylights, giving glimpses across rooftops and to Trinity Church spire. Carpeted floor and extending into the kitchen area with timber banister and spindles over the central hallway below.

The kitchen provides a generous range of base units with walnut Shaker style doors with chrome handles, square-edged marble-effect work surfaces with one and a half bowl, black resin Blanco sink with chrome mixer tap and extended breakfast bar area to side. Deep pan drawers and cupboards with soft-close hinges and good range of built-in appliances including CDA dishwasher, fridge, freezer, CDA range cooker with twin electric ovens and five-ring gas hob above with extractor fan, tiling to splashback and raised tiled shelf behind worktops. Vinyl cushion floor with the entire room having ample ceiling and wall light points and ocular window to gable end.





Ground Floor

Entrance Hall

Having timber front door with diamond window to centre, window to side and the Vaillant gas-fired boiler to wall. Cupboard to side housing the electric meter and fire alarm control panel. Extending into the central hall with solid timber four-panel doors to principal rooms, staircase leading to first floor open plan area. Smart oak-effect luxury vinyl tile flooring with feature border to perimeter, heating thermostat to wall and double doors giving access to the **Utility Area** with space and plumbing provided for washing machine with carpeted floor, shelf and work bench idea for laundry with light and extractor fan. Further cupboard to side, carpeted floor, shelf and coat hooks. Light and radiator fitted.

Bedroom 1

An exceptionally large double room with twin windows to side with frosted glass panes, neutral decoration and carpeted floor. Door through to:

Dressing Room

Spotlights to ceiling, carpeted floor, space to sides for wardrobe and dressing table. Further door through to:

En Suite Shower Room

Having low-level WC, wash hand basin with tiled splashback, corner shower cubicle with curved glass and thermostatic mixer, tiling to wet area with spotlights to ceiling and extractor fan to wall. Frosted glass window and radiator, vinyl cushion floor.

Bedroom 2

A further exceptionally sized double room with ample space for two double beds or potential to be split into two bedrooms if required creating three in total. Twin windows to side with frosted glass panes, neutral decoration and carpeted floor.





Family Bathroom

Having windows to two aspects, low-level WC, wash hand basin with tiled splashback, P-shaped shower bath with thermostatic mixer, tiling to wet areas and shower screen to side. Spotlights to ceiling, extractor fan and vinyl cushion flooring.

Outside

The property benefits from well orientated, low maintenance gardens enjoying a mainly southerly aspect, accessed via wrought iron decorative pedestrian gate with brick boundary wall and newly installed high-level feather edge fencing to side.

Good quality paved patio and pathways around the property with well planted borders having mature bushes, shrubs and trees, the patio extending down the side of the property giving access to the extended paved seating area having small garden shed to side with the main patio area enjoying a south-westerly aspect providing a sun trap to relax in.





Further front garden area with well-planted borders and tree providing privacy. Wrought iron pedestrian gate giving access to the parking area to the side which provides space for two average size vehicles, laid to paving and having curved brick boundary wall.

Location

Louth is a popular market town with three busy markets each week, many individual shops, highly regarded primary, secondary and grammar schools and many cafes, bars and restaurants. Grimsby is approximately 16 miles to the north whilst Lincoln is some 25 miles to the south-west.

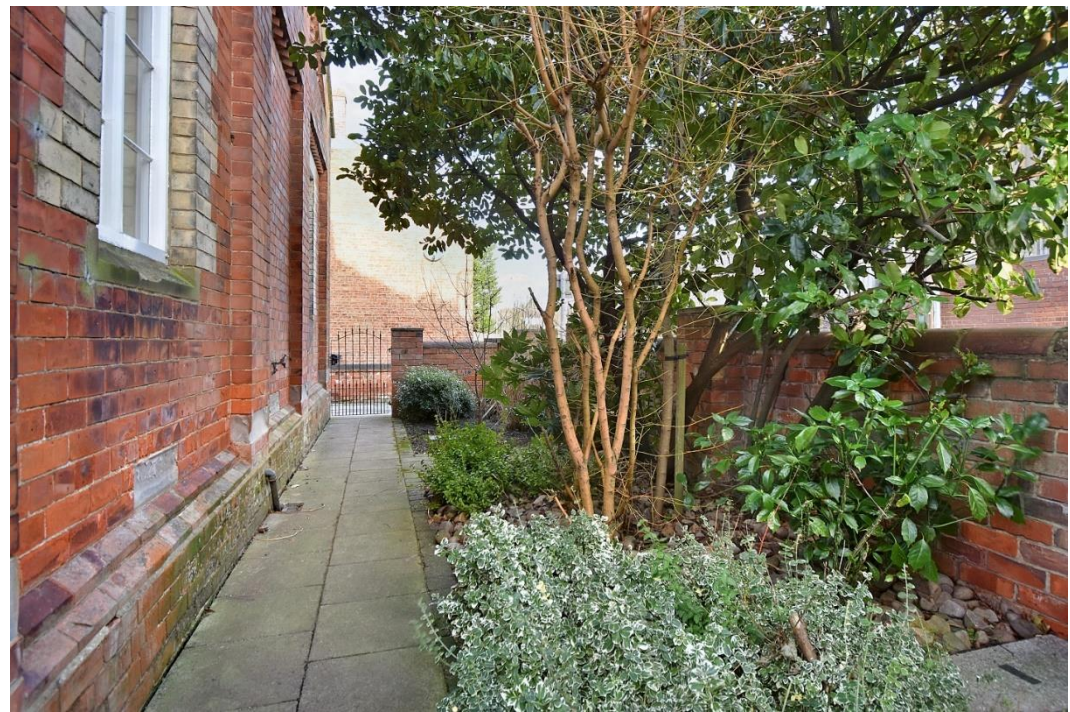
Louth has a recently completed sports and swimming complex, many local clubs, athletics and football grounds, tennis academy and courts, golf and bowling with attractive parks on the west side of town in Hubbard's Hills and Westgate Fields. The town has a thriving theatre and a cinema. The coast is about 10 miles away from Louth at its nearest point and the area around Louth has many fine country walks and bridleways.

Viewing

Strictly by prior appointment through the selling agent.

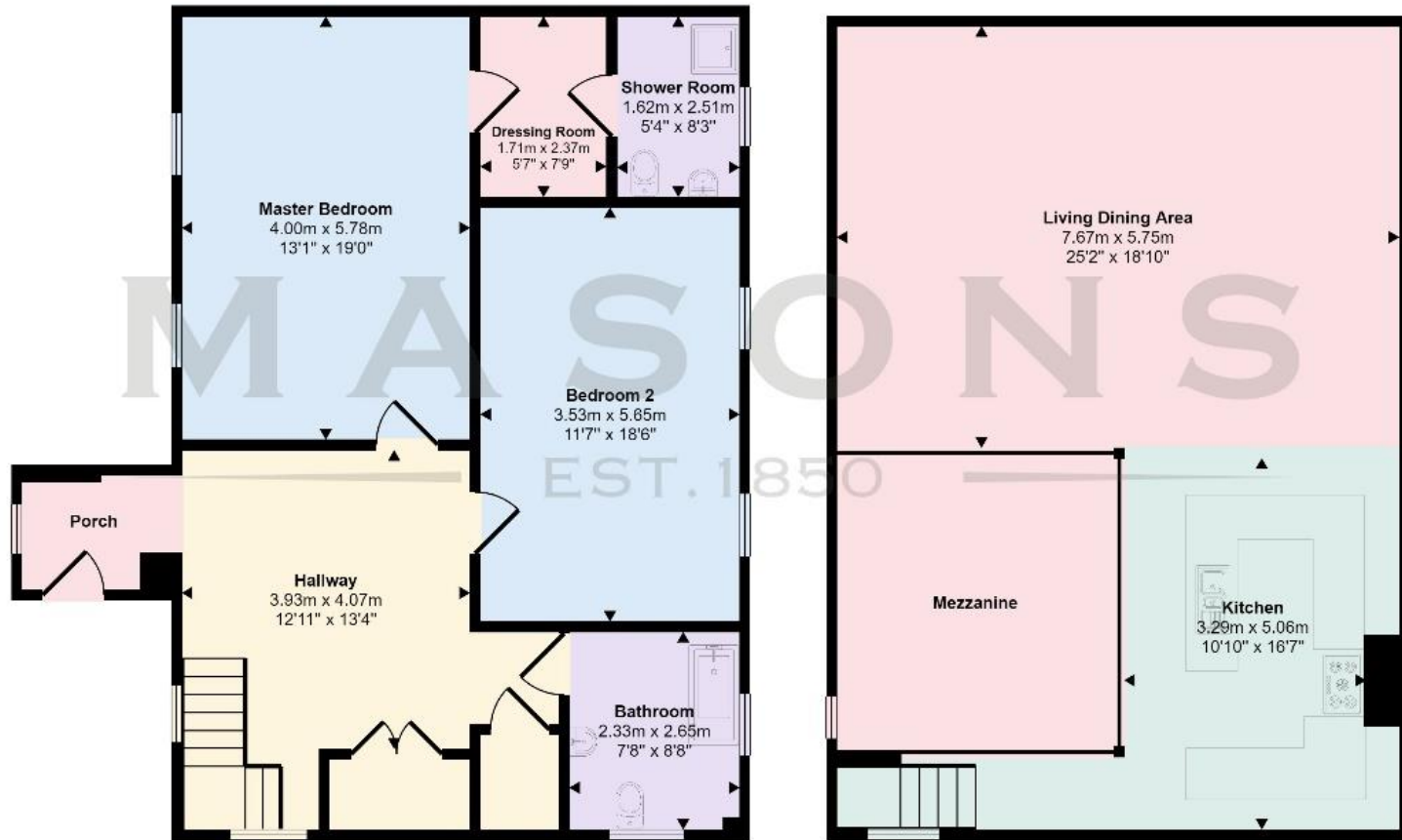
General Information

The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise stated. Plans/Maps are not to specific scale, are based on information supplied and subject to verification by a solicitor at sale stage. We are advised that the property is connected to mains gas, electricity, water and drainage but no utility searches have been carried out to confirm at this stage. The property is in Council Tax band C.



FLOORPLANS AND EPC GRAPH

Approx Gross Internal Area
156 sq m / 1676 sq ft



Ground Floor
Approx 88 sq m / 949 sq ft

First Floor
Approx 68 sq m / 727 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
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