



BY DESIGN

*Chapel House*

51 High Street, Colsterworth, Grantham NG33 5HZ

An unlisted Chapel dating back to the 19th century,  
sympathetically redesigned and restored

An unlisted Chapel dating back to the 19th century, sympathetically redesigned and restored by the current owners, to reveal a magnificent and versatile home with views, infused with original features and exposed craftsmanship. Externally, the property enjoys landscaped gardens and a gated driveway, providing off-road parking for four vehicles.















# Accommodation

Upon entering this remarkable conversion at ground level, you are welcomed into the generous and well-appointed hallway. The heart of the home awaits as you move into the open-plan space, combining family, dining, and sitting areas. The vaulted family kitchen, where natural light pours in, creates a bright and inviting space, ideal for entertaining. Adjacent to the kitchen, a wood-burning stove adds warmth and charm to the sitting/dining area. This wonderful space is complemented by a library wall, designed, and infused with quality craftsmanship. Currently used as a snooker room with a variety of quality storage cupboards, adjacent to the sitting/dining area, complements this space. It should be noted that the snooker room could be used for several purposes, including a more formal dining room if desired. The ground floor accommodation is further enhanced by a utility room and a guest cloakroom.

Located on the first floor and offering an incredible entrance with vaulted ceilings, the original handmade African hardwood door "Sapele" sits within the stone arch under the bell tower. From here access leads into the formal living room which enjoys views and showcases a restored mullion window and an impressive, vaulted section. The music room, which is accessed from the living room, enjoys a restored mullion window and vaulted ceiling with exposed beams. It should be noted that the current owners have used this room as a fourth bedroom previously.

From the first-floor hallway, which is split-level, Bedroom One is located. This generous bedroom features a vaulted ceiling area, far-reaching views, and bespoke fitted, quality wardrobes, along with a dressing area. It should be noted that the current vendors use this bedroom as the primary suite, as the luxurious four-piece, vaulted family bathroom, including a freestanding bath, is the neighbouring room.

Continuing upstairs to a split-level landing, Bedroom Two can be located. This spacious bedroom features a vaulted ceiling, airing cupboard, and far-reaching views. From the landing, which benefits from having a deep, full-height storage cupboard, stairs rise to Bedroom Three, a well-appointed room that includes a three-piece bathroom suite, walk-in wardrobe, and an additional storage cupboard.

Externally, the property occupies an elevated private position with steps leading to a carefully curated garden, cleverly designed into several areas. These include a formal lawn garden housing mature flower beds and native trees, various sitting areas, a raised bed growing area, a freshwater pond, a summerhouse, and a greenhouse. The property is accessed via a driveway that provides off-road parking for four vehicles. It should be noted that the current vendors have a detached timber home office space that could be used for a variety of purposes. This is available through separate negotiation.









# Location & Services

The village of Colsterworth has an excellent range of local amenities including The White Lion pub, providing food, ales, and wines. There is also a Co-op store, a post office, a primary school, a doctor's surgery, and a smaller convenience store. Other facilities include a sports and social club, a village hall and a youth centre with a nursery. The neighbouring hamlet of Woolsthorpe-by-Colsterworth is best known for Woolsthorpe Manor, home of Sir Isaac Newton. The Manor is now in the care of the National Trust where you can learn of his childhood in the manor.

Colsterworth is located within easy reach of the market towns of Grantham (eight miles), Stamford (fifteen miles), Melton Mowbray and Bourne (both around thirteen miles) where there are excellent schools, shopping, restaurants, and amenities. Trains from Grantham to London Kings Cross take around one hour making this an excellent location to commute from.

There are many places to visit in the area, such as Woolsthorpe Manor, Belvoir Castle, Belton House, and Burghley House in Stamford. The property is also within easy reach of Rutland Water (thirteen miles) which enjoys water sports, an aqua park, the Rutland Belle leisure cruises and cycling.

Colsterworth is home to the Church of England primary school, which is rated 'Good' by Ofsted. In the surrounding area, there are excellent state grammar schools such as Kesteven and Grantham Girls' School, and The King's School (for boys), both rated 'Outstanding' by Ofsted, located in Grantham, approximately eight miles to the north. Stamford also boasts superb independent schools where the school bus picks up from Colsterworth Services, as does Oakham, where the school bus stop is conveniently located outside the property.

Services: Mains electricity, gas central heating, water and drainage.

Local Authority: South Kesteven District Council | Council Tax Band: E | Epc Rating: D



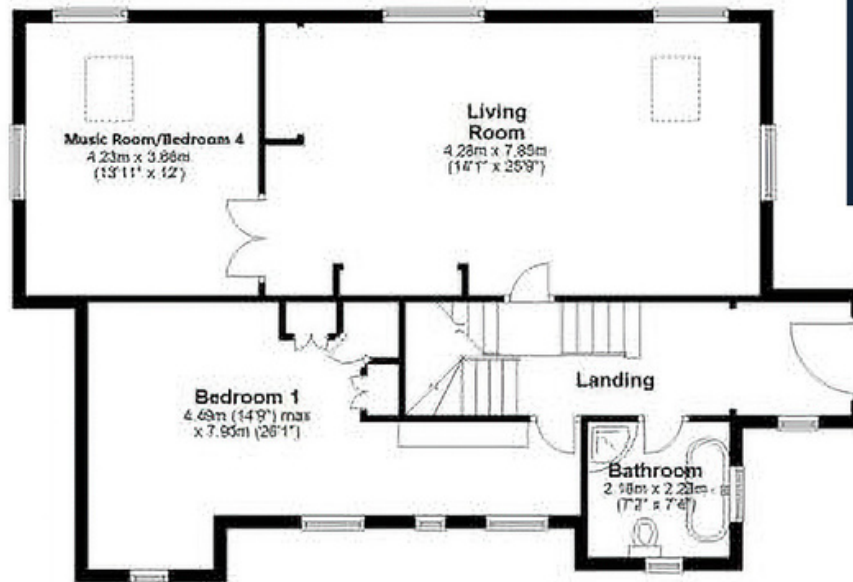






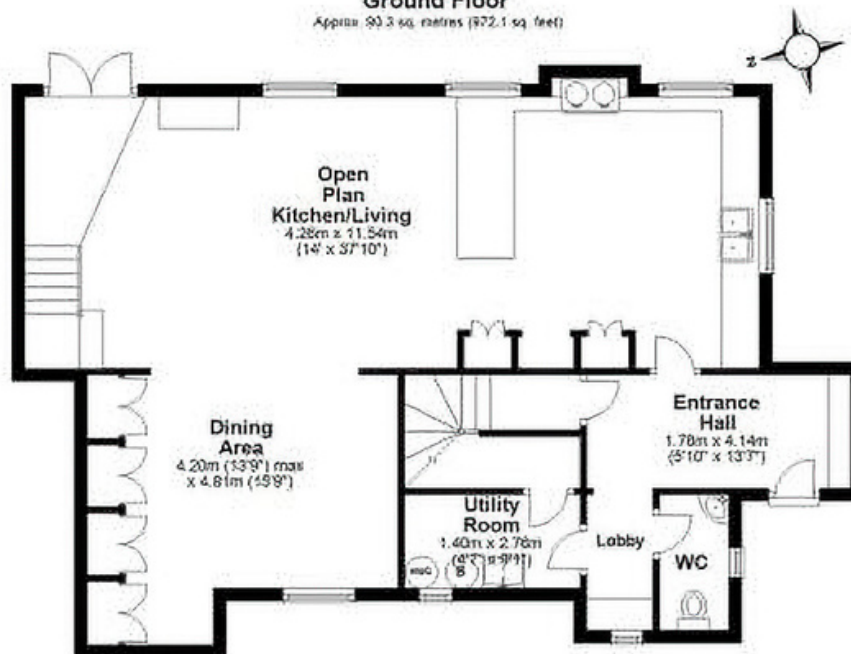
### First Floor

Approx. 20.5 sq. metres (221.2 sq. feet)



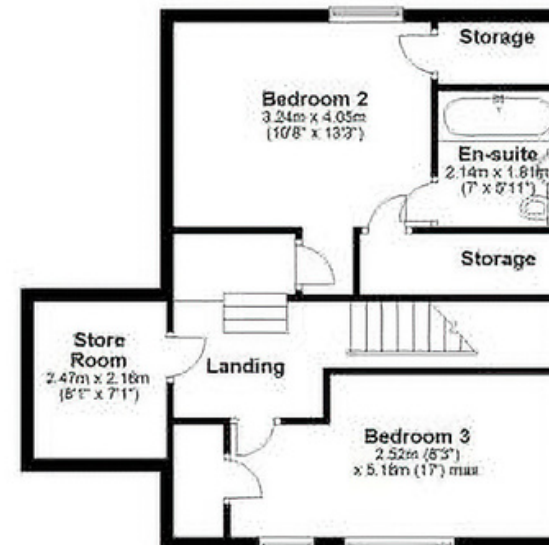
### Ground Floor

Approx. 93.3 sq. metres (1007.1 sq. feet)



### Second Floor

Approx. 64.8 sq. metres (700.4 sq. feet)



Total area: approx. 235.4 sq. metres (2533.5 sq. feet)

This floor plan is not to scale. They are for guidance only and accuracy is not guaranteed. Plan was produced by ADR Energy Assessors. Plan produced using PlanIt.



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