



The Chapel Lower Chapel Lane, Grindleton

£599,000 Freehold

* STONES YOUNG PRESTIGE * Nestled within a desirable village location and exuding charm and character, this exceptional 5-bedroom semi-detached house presents a unique blend of historical significance and modern design. this individual conversion offers a luxurious living experience, showcasing a spacious and versatile layout with landscaped gardens, parking and stunning panoramic views.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



- **STONES YOUNG PRESTIGE** * Nestled within a desirable village location and exuding charm and character, this exceptional 5-bedroom semi-detached home presents a unique blend of historical significance and modern design. The property, a former Church Sunday School and Chapel dating back to 1862, has been thoughtfully converted into a stunning contemporary family home with architectural features that impress at every turn. Boasting an energy-efficient smart home system, this individual conversion offers a luxurious living experience, complete with underfloor heating throughout and elevated levels of insulation. The interior showcases a spacious and versatile layout, highlighted by an open plan living dining room with impressive vaulted ceilings and a deluxe 4-piece bathroom, complemented by two fantastic en-suites. The sumptuous bespoke fitted breakfast kitchen adds a touch of elegance, while the open pitched hallway with a feature window invites natural light to flood the space. With aluminium framed double glazed windows and high-end fitments, this property promises comfort and style, making it an ideal choice for discerning new purchasers seeking a village lifestyle with a contemporary twist.

Stepping outside, the property reveals a secluded private plot within walking distance to the village, offering a tranquil retreat for residents to enjoy. The stone cobbled driveway leads to private parking for two cars, while a secure gated entrance opens up to a beautifully landscaped garden that is both inviting and functional. A large artificial lawn, complemented by a stone flagged patio area and composite decked patio with a wooden pergola, provides ample space for outdoor gatherings and al fresco dining with family and friends. The panoramic elevated views across the valley and Pendle Hill create a picturesque backdrop, adding to the charm of this property. In addition, the village amenities, including public tennis courts, a cricket pitch, play area, and a well-favoured village pub, offer residents a convenient and enjoyable lifestyle. This property offers a perfect balance of indoor comfort and outdoor leisure, making it a truly exceptional find for those seeking a harmonious blend of history, modernity, and village living. An internal inspection is highly recommended to fully appreciate.



Hallway

8' 0" x 15' 2" (2.44m x 4.62m)

Impressive spacious entrance hallway, external front door, wood style flooring, feature double glazed picture window overlooking fields to the front, stunning high pitched ceiling, wide turning staircase leading to first floor, inset alcove, recessed spotlighting, underfloor heating.

Utility Room

6' 0" x 6' 9" (1.83m x 2.06m)

oak style wall and base units, laminate working surfaces, sink drainer unit with mixer tap, plumbing for washing machine, space for tumble dryer, double glazed aluminium framed window, wood style flooring, stone staircase with access to basement rooms.

Basement

Excellent storage rooms and workshop space with room also housing a Worcester wall mounted gas central heating boiler and hot water pressure cylinder, gas and electric meters and uPVC double glazed window.

Cloakroom

2-pce white suite comprising vanity sink unit with surround drawer and cupboard under, low level w.c., patterned floor tiles, loft access.

Sitting Room

13' 0" x 16' 4" (3.96m x 4.98m)

Beautiful sitting room with french solid wood doors creating the feeling of open space leading out onto the garden and patios, dual aspects out onto the garden and surroundings through double glazed windows, wood style flooring, TV point, inset electric fire, double opening doors leading through to hallway, under floor heating.

Inner Ground Floor Hallway

Recessed spotlighting, doors leading to bedrooms, good sized built in storage cupboard.

Bathroom

6' 0" x 11' 6" (1.83m x 3.51m)

Luxurious modern 4-pce white suite comprising double ended bath with tiled surround with shower attachment and mixer tap, recessed shelving, walk in double shower enclosure with fixed wall rainfall shower and additional handheld fitment, fixed glazed screen, pedestal wash basin with mixer tap, low level w.c, fully tiled walls and panelling, chrome ladder style radiator, under floor heating, recessed spotlighting, double glazed window.

Master Bedroom One

13' 0" x 15' 4" (3.96m x 4.67m)

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Master Bedroom One

13' 0" x 15' 4" (3.96m x 4.67m)

Beautiful sizeable master suite including walk-in dressing room with hanging space and built-in shelving, carpet flooring, television point, window seat, double glazed window with private outlooks, open to en-suite bathroom.

En-suite Bathroom

7' 0" x 7' 6" (2.13m x 2.29m)

Deluxe 4-pce white suite comprising elevated free standing slipper bath with free standing floor mounted mixer taps, shower enclosure with rain shower and additional handheld fitment, fixed glazed screen with sliding door, part tiled walls, his and hers ceramic double sinks with mixer taps, shaver point, low level w.c., chrome and white Victorian style radiator, wood style tiled flooring, illuminated plinth, double glazed window, underfloor heating, recessed spotlighting.

Bedroom Two

12' 0" x 11' 3" (3.66m x 3.43m)

Double room, carpet flooring, window seating, double glazed window with a private aspect, underfloor heating.

Bedroom Three

11' 0" x 11' 1" (3.35m x 3.38m)

Double room, carpet flooring, window seating, double glazed window with private aspects, underfloor heating.

First Floor Open Living & Dining Room

30' 0" x 16' 2" (9.14m x 4.93m)

Exceptional open plan living space with vaulted ceilings, decorative Patress bars and ornate plastering and coving, the room is flooded with natural light with Velux windows and additional original feature windows with beautiful elevated views, television point, feature multi fuel stove, stone hearth and wood beam over, solid wood flooring, glazed wood double doors leading through to breakfast kitchen, under floor heating.

Open Breakfast Kitchen & Snug Sitting

16' 0" x 27' 6" (4.88m x 8.38m)

A sumptuous bespoke fitted kitchen with a fantastic range of wall, base and drawer units with co-ordinating Quartz worktops, 1½ bowl stainless steel sink drainer unit with mixer tap, large central island and maple wood breakfast bar, with induction hob and integrated power point, a range of integrated appliances including dishwasher, Neff Oven and grill, fridge and freezer, wood flooring, recessed spotlighting, good size built in pantry storage cupboard. The kitchen is open to a versatile cosy snug/dining/play area with TV point, velux window and feature arched double glazed window, decorative Patress bar, under floor heating.

Bedroom Four

11' 0" x 9' 10" (3.35m x 3.00m)

Double room, carpet flooring, television point, feature double glazed window, door to en-suite Jack & Jill shower room.

En-suite 'Jack & Jill' Shower Room

Modern 3-pce white suite comprising shower enclosure with thermostatic shower, vanity wash basin with cupboard under, low level w.c., under floor heating, part tiled walls, vellux window, 'Jack and Jill' door to bedroom four.

Office/ Bedroom Five

8' 0" x 10' 8" (2.44m x 3.25m)

Double sized room with carpet flooring, perfect flexible room with feature windows with elevated views to the front and side elevations.



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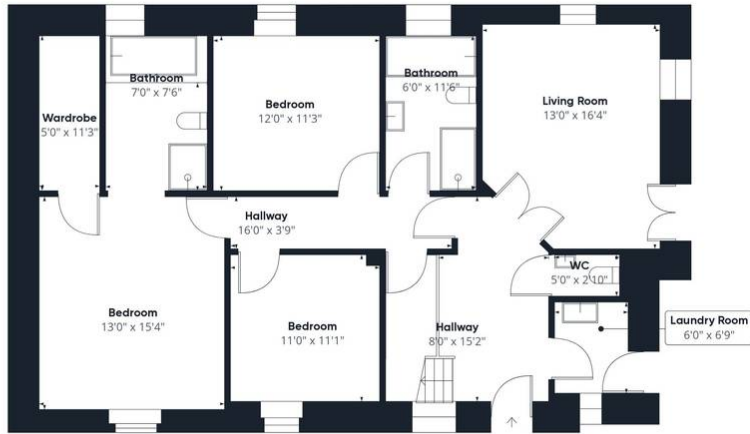
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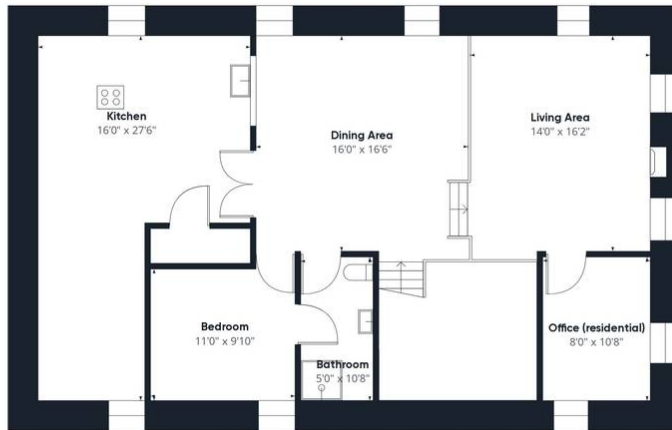
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Floor 0



Floor 1

Approximate total area⁽¹⁾
2287.01 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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