



 SPREY
PROPERTY

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The Chapel, North Luffenham
Offers In Excess Of £425,000





Rarely do such exciting opportunities come to the local market, The Chapel in North Luffenham is a beautifully converted former Gothic Chapel dating back to 1890's which boasts stunning open plan spaces and an impressive stain glass window and vaulted ceilings.

Refurbished in 2005 it blends charming period features with a modern twist. Offering flexible accommodation on both floors which includes three bedrooms and three bathrooms.

The accommodation is exceptionally generous spanning over 1,800 sq ft set over two floors. The main sitting room to the first floor and formal dining room and study to the ground floor.

It's characterised by high ceilings and expansive windows. The ground floor also offers two double bedrooms, one with en-suite shower room and the main family bathroom. Along with the kitchen, utility room, w/c and garden room. Stairs rising to the first floor you pass a beautiful arched window to the sitting room and from there you will find the principal bedroom en-suite.

Externally the property is set within wrought iron fencing with a courtyard garden containing mature shrubs and trees.

Agents note – The property would benefit from some remedial / damp work. Please ask the agent for more details.





TENURE: Freehold (Not Listed)

COUNCIL TAX: E

EPC: E

All Mains Connected







ENTRANCE HALL: 4.31m x 5.76m (14'2" x 18'11")

DINING ROOM: 3.29m x 4.41m (10'10" x 14'6")

BEDROOM THREE: 2.88m x 2.49m (9'5" x 8'2")

EN-SUITE:

KITCHEN: 3.18m x 3.61m (10'5" x 11'10")

STUDY: 3.02m x 3.61m (9'11" x 11'10")

BATHROOM:

UTILTIY ROOM:

BEDROOM TWO: 4.88m x 3.62m (16' x 11'11")

WALK-IN WARDROBE:

GARDEN ROOM: 2.09m x 2.44m (6'10" x 8')

FIRST FLOOR:

SITTING ROOM: 7.71m x 5.14m (25'3" x 16'10")

BEDROOM ONE: 3.32m x 3.01m (10'11" x 9'11")

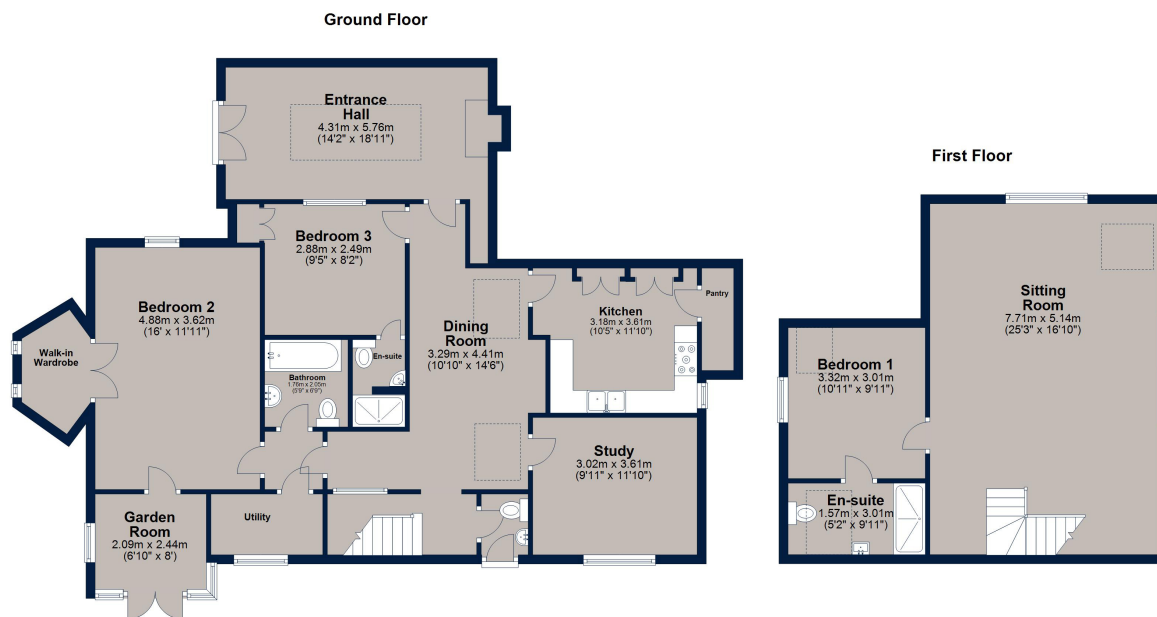
EN-SUITE: 1.57m x 3.01m (5'2" x 9'11")





The Chapel, North Luffenham

VILLAGE LIFE Located almost equidistant from Oakham, Uppingham & Stamford - approx. 8 miles - and within a short stroll from the local village pub, The Fox is famed for its fine food and real ales, Primary School and the stunning Rutland Water, a mere one mile away and local water sport activities in the next village (Edith Weston), the location of this exquisite village makes this home a must view.



Total area: approx. 171.8 sq. metres (1849.1 sq. feet)

Plan is for illustration purposes only and may not be representative of the property. Plan is not to scale. Plan produced by M-Photo Plan produced using PlanUp.



Osprey Oakham
4 Burley Road
Oakham
Rutland LE15 6DH
01572 756675
oakham@osprey-property.co.uk

Osprey Stamford
7 Red Lion Street
Stamford
Lincolnshire, PE9 1PA
01780 769269
stamford@osprey-property.co.uk

Osprey Oundle
6 Crown Court
Market Place
Oundle, PE8 4BQ
01832 272225
oundle@osprey-property.co.uk

Osprey Melton
8 Burton Road
Melton
Leicestershire, LE13 1AE
01664 778170
melton@osprey-property.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	40 E	
21-38	F		
1-20	G		



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers/tenants are advised to recheck the measurements