

HOBBS · PARKER

Country Houses



The Old Wesleyan Chapel Ivychurch

DISTINCTIVE COUNTRY PROPERTY

The Old Wesleyan Chapel Ivychurch, Kent TN29 0BA

A fascinating conversion and extension of a Methodist chapel now comprising a detached home of considerable character and versatility with good sized gardens, off-road parking and a fine aspect over countryside typical of the Romney Marsh.

Price Guide: £595,000

Accommodation

Entrance Porch • Reception Room • Kitchen/Dining Room • Sitting Room (High Pitched Ceiling) • Ground Floor Bath/Shower Room • Gantry Landing • 3 Double Bedrooms • First Floor Bathroom • First Floor Sitting Room/Bedroom 4 plus Balcony • GF Underfloor Heating • uPVC Double Glazed Windows

Gardens

Good sized mature gardens, shingle driveway and off-road parking, planning permission for large garage (approx 9m x 6m)

Communications

Ashford International Station HSI) – 8 miles
Tenterden – 8 miles • Hamstreet (station) – 3 miles





Important Notice

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars.

If any points are particularly relevant to your interest in the property please ask for further information.

We have not tested any services, appliances, equipment or facilities, and nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.

It should not be assumed that any contents/ furnishings/furniture etc. photographed are included in the sale, nor that the property remains as displayed in the photograph(s). No assumption should be made with regards to parts of the property that have not been photographed.

All descriptions, dimensions, areas and necessary permissions for use and occupation and other details are given in good faith but any intending purchaser must satisfy themselves by inspection or further detailed request.

The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer or a contract and neither the agents nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

Situation

The Old Wesleyan Chapel can be found on the north eastern edge of the village about a mile from the pretty church and Inn. Local everyday facilities are available in the nearby village of Hamstreet (about 3 miles) including railway station, primary school, surgeries and shops. Alternatively, the larger town of New Romney is a similar distance to the south whilst the thriving market town of Ashford is a short drive away along the A2070. The International Station at Ashford provides access to HS1 services to London St. Pancras in around 37 minutes, making this property easily within commutable distance. The International Station also provides Eurostar services to The Continent whilst the Channel Tunnel near Folkestone is within a short drive.

The famous Romney Marsh countryside is both unique and tranquil offering a wide expanse of agricultural fields dissected by pretty lanes, villages, remote churches, wildlife and cycle routes.

The Old Wesleyan Chapel

A fascinating and unique conversion of a former Methodist chapel with alterations and extension exacted without loss of the original character. The property now facilitates a light and spacious individual family home of pleasing dimensions and far reaching views ideally suited to those buyers seeking flexibility.

Of particular interest is the open landing gantry above the main reception room and spacious kitchen/breakfast room with adjacent sitting room which has an open ceiling exposed to the rafters.

On the first floor, there are three comfortable bedrooms approached from 2 staircases with a first floor sitting room in addition having a large gable window and access to a balcony each having picturesque views over Romney Marsh farmland.

The property benefits from the modern efficiency of an underfloor heating system on the ground floor, radiators on the first floor along with double glazed windows and choice of 2 bathrooms.

The Gardens

From the road there is access to a gravel driveway providing extensive off-road parking reaching to either side of the chapel. There is a large garden laid to lawn with newly established trees and even a tree house, the garden adjoins open farmland to the rear providing a pleasing and picturesque aspect.

Planning

There is unexpired planning permission for a large detached garage/workshop and a further side extension to the chapel forming a ground floor bedroom en-suite, further details on request.

Services

Oil fired central heating, private drainage, mains electricity, mains water supply.

Directions

From Ashford: Leave the M20 motorway at Junction 10 and join the A2070 signposted towards Hastings/Brenzett. After about 7 miles, turn off the carriageway signposted to Ivychurch on the left hand side and follow the lane for approximately 0.6 of a mile. The chapel can be seen on the left hand side of the road.

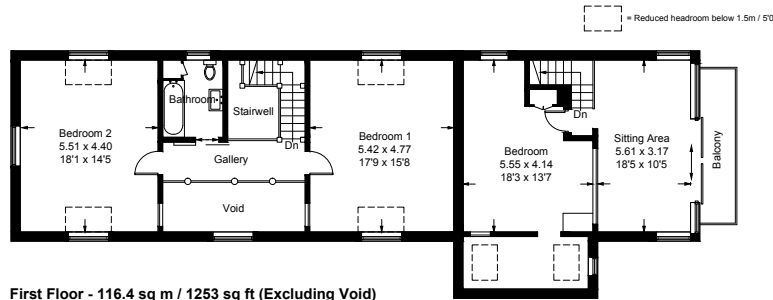
Viewing

Strictly by appointment only. **(Ref: C1202).**

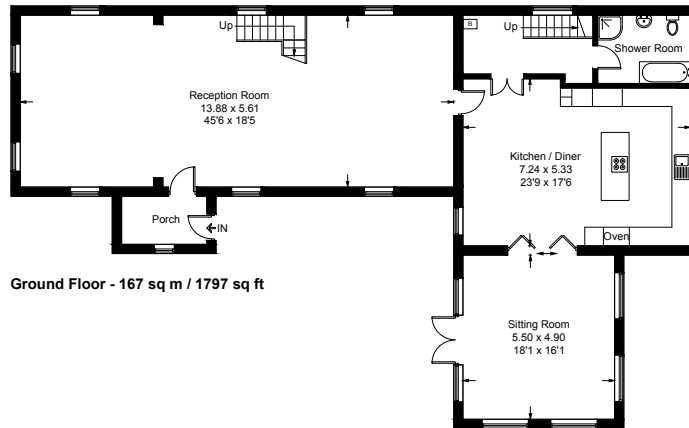
Energy Performance Certificate



The Old Wesleyan Chapel, Ivychurch



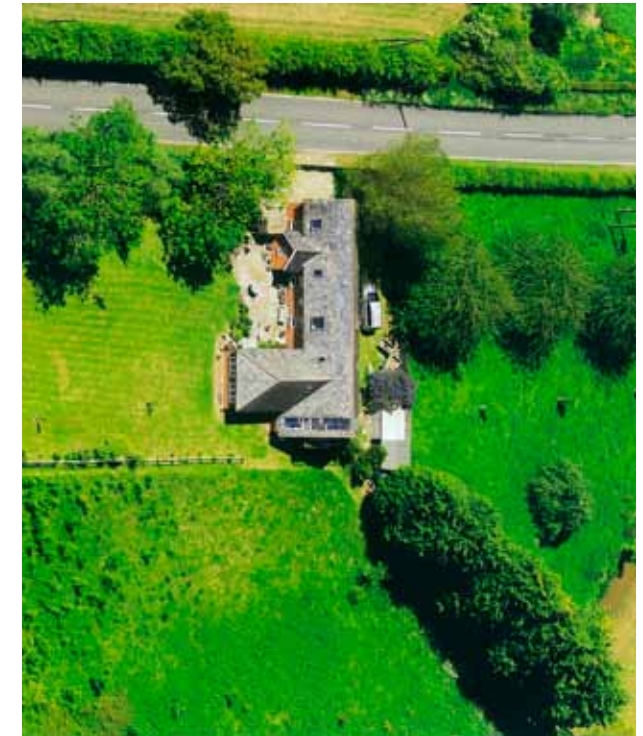
First Floor - 116.4 sq m / 1253 sq ft (Excluding Void)



Ground Floor - 167 sq m / 1797 sq ft

Approximate Gross Internal Area = 283.4 sq m / 3050 sq ft
(Excluding Void / Stairwell)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID228137)



The Old Wesleyan Chapel,
Ivychurch, Kent TN29 0BA

Are you planning to sell your house?

Not everyone needs to sell their house in order to buy, but the reality is that the majority of us do!

Maybe you are in the early stages of looking for suitable properties, and need an accurate valuation of your home, and maybe some advice to help you with your plans – I would be pleased to help. Perhaps your house is already on the market, and you'd like a second opinion, I can help with that too.

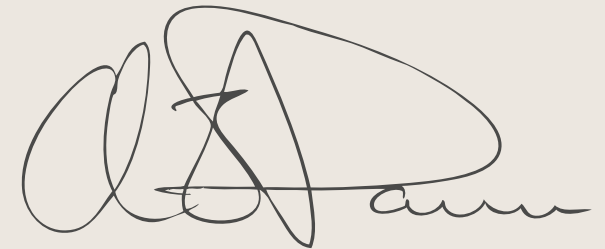
To successfully sell your house at the right price and buy the next one, it is essential to have an Agent with proven local knowledge and valuation experience. I have 25 years of experience – the majority of which have been spent working specifically within the Country Houses market.

The first few weeks of marketing your house are vitally important. Having an Agent that can put your house in front of the right buyers from the outset makes all the difference.

At Hobbs Parker, we have specialist agents within Country Houses, Ashford Homes, The Villages, Tenterden Homes and Equestrian Properties with dedicated valuers specialising in these properties.

With over 160 years of experience in Ashford and its surrounding villages, Hobbs Parker offers you all of this expertise and experience under one roof.

Whatever stage you are at, feel free to give me a call. I would be happy to help.

A handwritten signature in black ink, appearing to read 'Alex J Davies'.

Alex J Davies FNAEA MARLA

Director & Head of
Hobbs Parker Country Houses