

**The Old Chapel, Main Street,  
Dorrington, Lincoln**

*This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.*



Total area: approx. 242.2 sq. metres (2606.6 sq. feet)



**The Old Chapel, 34 Main Street, Dorrington, Lincoln, Lincolnshire, LN4 3PX**

**£450,000 Freehold**

Nestled in the rural village of Dorrington this former methodist chapel has been converted by the current owners to create a unique and character home with numerous individual features such as vaulted beamed ceilings, quarry tiled and stripped wood flooring, log burning stoves and all made light and airy by the chapel windows. The internal accommodation is well proportioned with a superb living room with mezzanine landing and part vaulted beamed ceiling, pine staircase and feature log burning stove. The rooms offer a very high degree of versatility with the ground floor having 3 further reception rooms to the living room, a spacious kitchen dining room, bathroom and cloakroom, the 1st and 2nd floors offer 4 potential bedrooms with one having en-suite, a separate shower room and mezzanine landing. The property is enhanced buy a southerly facing none overlooked rear garden with two timber workshops, tiered front gardens and a spacious driveway offering parking for numerous vehicles

FORMER CHAPEL | POPULAR VILLAGE | OFFERING EXCELLENT ACCOMMODATION | EN-SUITE TO MASTER BEDROOM | OFF ROAD PARKING | WELL PRESENTED | VIEWING ESSENTIAL | GAS CENTRAL HEATING

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## ACCOMMODATION

**Entrance Lobby** - 6'6" x 4'9" (1.98m x 1.45m) Approached by a hardwood arched chapel door the entrance lobby has a window to side aspect, quarry tiled flooring, glazed hardwood door to living room.

**Living Room** - 23'7" x 19'8" (7.2m x 6m) Having full height arched windows to front and side aspects, high level porthole window, a pine staircase to mezzanine landing, vaulted beamed ceiling, feature log burning stove, understairs storage cupboard, exposed wood flooring.

**Kitchen/Dining Room** - 19'6" x 17'2" (5.94m x 5.23m) Having a vaulted beamed ceiling, arched chapel windows to side and rear aspects, exposed wood staircase to 1st floor, internal window to study, fitted with a range of base and eye level units, island unit with Corian work surfacing over, under mounted one and a half bowl sink, ceramic hob and extractor hood, electric oven, log burning stove, exposed wood flooring.

**Snug** - 14' x 13'7" (4.27m x 4.14m) Approached by glazed hardwood doors with 2 full height side windows from the living room the snug has windows to side aspect, two spacious storage cupboards, beamed ceiling, painted block walls, exposed wood flooring.

**Ground floor Bedroom** - 8'8" x 7'8" (2.64m x 2.34m) Window to front aspect, 4 built in wardrobes, beamed ceiling, radiator, exposed wood flooring.

**Downstairs WC / Ensuite** - 5'3" x 5' (1.6m x 1.52m) Having close coupled WC, pedestal hand wash basin, exposed wood flooring, heated towel rail.

**Utility Room** - 8'5" x 7'8" (2.57m x 2.34m) Windows to side aspect, Belfast sink with timber draining board, space for washing machine, quarry tiled flooring, radiator.

**Study** - 11'8" x 7'6" (3.56m x 2.29m) Window to rear aspect, radiator, window to kitchen, generous range of fitted shelving.

**Rear Lobby** - Hardwood door to driveway, built in cloak cupboard, quarry tiled flooring.

**Downstairs Bathroom** - 7'8" x 4'8" (2.34m x 1.42m) Having 2 opaque glazed windows to rear aspect, fitted with a 3 piece suite comprising panelled bath with mixer shower over, high flush WC, timber vanity unit housing hand wash basin, radiator, quarry tiled flooring.

**Bedroom** - 14'6" x 12'9" (4.42m x 3.89m) Having its own exposed wood staircase from the kitchen but also accessed from the mezzanine landing.

Having velux roof lights, a panelled and glazed wall to the vaulted kitchen ceiling, wood flooring, telephone point.



**En-Suite Bathroom** - 8'4" x 4'1" (2.54m x 1.24m) Velux roof light, fitted with a 3 piece suite comprising plunge bath tub with mixer shower over, close coupled WC, vanity unit housing hand wash basin, wood flooring, radiator.

**Bedroom** - 11'3" x 9'7" (3.43m x 2.92m) Having two windows to the rear aspect, built in vanity unit housing hand wash basin, wall lights

**Dressing Room** - 8'3" x 3'10" (2.51m x 1.17m) Walk in wardrobe/dressing room with potential to create en-suite.

**Bedroom** - 15'6" x 8'2" (4.72m x 2.5m) Windows to front and side aspects, feature vertical radiator, wall lights.

**Shower Room** - 7'10" x 4'5" (2.4m x 1.35m) Velux roof light, fitted with a 3 piece suite comprising ceramic tiled shower cubicle with mains fed shower over, vanity unit housing hand wash basin and WC, chrome heated towel radiator.

**Attic Room / Bedroom 4** - 18' (5.49) x 12'8" (3.86) nt 6'6" (1.98) Staircase rises from mezzanine landing to attic bedroom, currently used as hobby room, porthole window, velux roof light and internal window, radiator.

**Outside** - The property boasts a central village location, the front gardens is tiered with established plants and shrubs and steps to a paved pathway.

To the side with a metal gate is a generous driveway offering off street parking for numerous vehicles.

The rear garden is southerly aspected and none over looked, there is a brick and paved seating area spanning the rear of the property with the gardens being tiered with numerous established trees plant and shrubs.

there are two generous timber out buildings, one a workshop and the other split into 3 useful rooms comprising currently tool store, log shed and insulated workshop, all out buildings benefit from power light and there is an outside tap, lighting and power point.

## LOCAL AUTHORITY

North Kesteven District Council

## TENURE

Freehold

## COUNCIL TAX BAND

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