

LANCASTER
SAMMS

Chapel House, Moor Monkton

York

In Excess of £500,000





Aptly named Chapel House, this former nineteenth century Wesleyan Chapel has been sympathetically converted into a superb character home with a wealth of period features and modern touches. The doors in the house have been made from the original pews, and the stained glass windows have been fully refurbished, giving an authentic link to the property's past.

In addition to the architectural and internal qualities, Chapel House is also situated in an enviable position with breathtaking and far reaching rural views at the rear.

Offered with the convenience of no onward chain, this fabulous property has undergone further recent modernisations by the current owner and is immaculately presented throughout.

The property opens at the front to an entrance porch vestibule and then into the kitchen / dining room with Shaker style kitchen including central island as well as space for a dining / breakfast table with an original chapel pew providing seating.

Beyond the kitchen is a light and airy family room with high ceilings emphasising the spacious living accommodation with an impressive and grand central staircase, and corner log burning stove with exposed flue. One of many standout features of this home are the tall hand made bi-folding doors, expertly crafted from the former church pews offering a practical and beautiful divide to the lounge which is centred on a multi fuel burning stove. The bi-folding doors mean that both rooms can be either closed off or opened up to make a large sociable entertaining space. Also off the family room is a contemporary bathroom suite with freestanding bath, walk in shower, vanity sink and toilet. A handy utility room with sink and provisions for a washing machine and dryer complete the ground floor accommodation.

A bespoke staircase leads up to a first floor split level landing with large storage cupboard and four bedrooms including the Master with built in wardrobes in a room which spans the width of the house. The remaining three bedrooms are all good sized and can each accommodate a double bed, all benefitting from Velux windows and share use of a shower room with sink and toilet.

Externally, the property sits handsomely back from the road behind a dwarf wall with wrought iron railings and gate onto a driveway leading to a large garage with electric door, power and courtesy door into the courtyard. There is a further store which has potential uses as a potting shed or home bar among others.

The property sits centrally in its plot and so offers attractive walled courtyard gardens to all sides. There are various seating areas which enjoy the sun at various times of the day with eye catching, far reaching views of the countryside to the rear. Sheep and lambs occupy the fields at the rear giving a real feeling of country living.

In summary, a superb restoration of a former chapel, offering a blend of period architectural features with modern conveniences in the popular commuter village of Moor Monkton.

LOCATION

Situated in the heart of the village of Moor Monkton north-west of York with easy access to here as well as Wetherby, Easingwold, Knaresborough, Harrogate and Leeds. Also within close proximity is the A1(M) for motorway routes north and south. London can be reached in under 2 hours by rail from York train station which itself can be linked by local rail lines from either Poppleton or Cattal.

EPC Rating: F

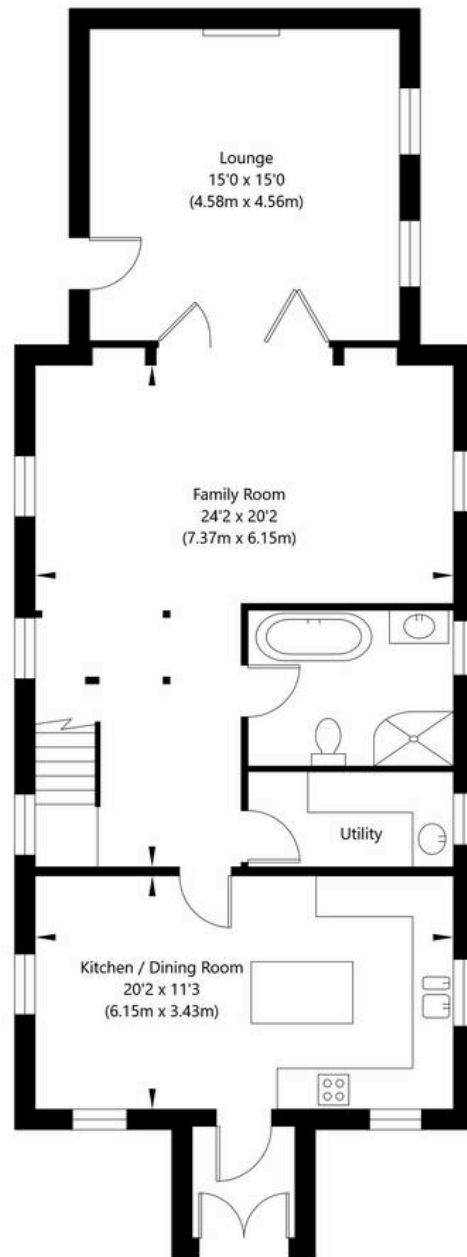




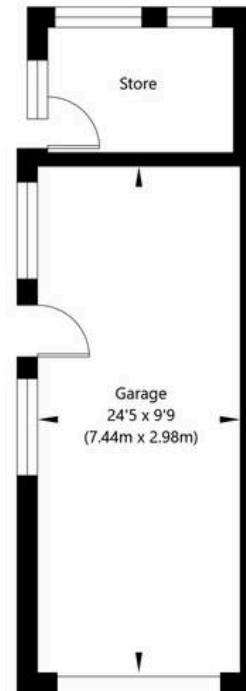




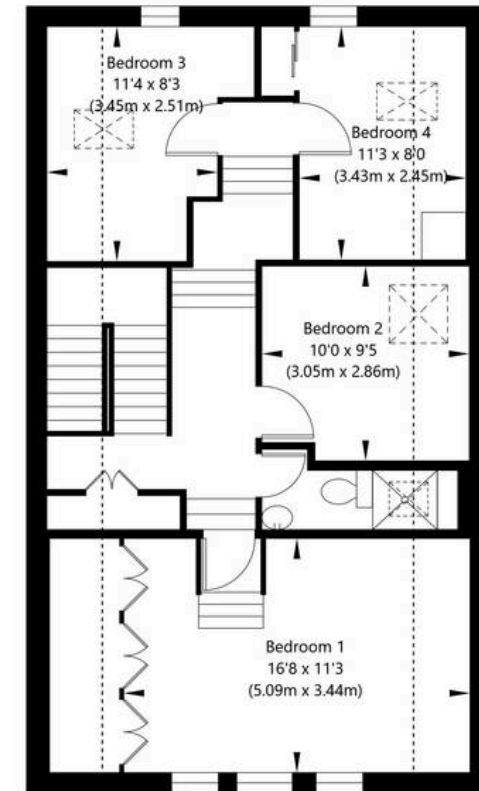
Chapel House, Moor Monkton, York, YO26 8JA



Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 997 SQ FT / 92.6 SQ M



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1724 SQ FT / 160.18 SQ M - (Excluding Garage & Store)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 727 SQ FT / 67.58 SQ M



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