



## The Old Methodist Chapel

Charltons, TS12 3DA

**£210,000**



A unique opportunity to own your own little piece of Charltons history, The Old Methodist Chapel, originally built in 1873 was sympathetically converted into a four bedroom residence in 2007, with a large open lounge off the front vestibule with wood burning stove, downstairs shower room, kitchen, a large en-suite upstairs and additional bedroom. The property benefits from significant outside space (approximately 1/4 acre) for parking, or simply to be enjoyed as gardens.

Close by are woodland walks and the North Yorks National Park, it is only a short drive to the market town of Guisborough with all of its conveniences, shops, pubs, restaurants, bus routes and much more.

Being on the gateway to the North Yorks National Parks allows you to benefit from scenic drives/visits to many of the moors villages and historical walks.

Don't miss out on the opportunity to view this one off property!



Property briefly comprises: Gated driveway with space for multiple vehicles, with additional gates to the side for more parking, access the property via the front vestibule onto a spacious lounge with wood burning stove and open staircase, two bedrooms to the ground floor, shower and kitchen. Upstairs there are two bedrooms, one with a large en-suite and Velux windows. outside there is a wrap around garden which could be transformed to suit the individual buyer...

Tenure: Freehold

Council Tax: Redcar & Cleveland Band C

EPC Rating: E

#### **Lounge 21'0" x 17'2" (6.40m x 5.23m)**

A spacious open area with wood effect laminated floor, wood burning stove to the corner with slate hearth, 2 x uPVC windows to the side aspect along with uPVC French doors to the side garden, double radiator and open staircase to the first floor. Doorway to hallway.

#### **Bedroom 8'6" x 16'0" (2.59m x 4.88m)**

A spacious double bedroom with carpet to the floor and coving to ceiling, 2 x uPVC windows to the side aspect and double radiator.

#### **Bedroom 8'6" x 9'7" (2.59m x 2.92m)**

A single bedroom with carpet to the floor and coving to ceiling, uPVC French doors and window to the side aspect and double radiator.

#### **Kitchen 13'10" x 8'6" (4.22m x 2.59m)**

A well proportioned kitchen area to the rear of the property with breakfast bar, tiles to the floor and a range of wall and base units finished with white doors and drawer fronts, laminated worktops with tiled splashbacks, white enamel 1 1/2 bowl sink/drainer with mixer tap, plumbing for washing machine and dishwasher, uPVC window to the rear along with uPVC door to the side aspect of the property. There is a pantry off the kitchen which also houses the boiler.

#### **Shower Room 10'2" x 7'5" (3.10m x 2.26m)**

With a tiled floor, white toilet and double walk in shower enclosure with mixer shower and glass screen, cladded walls and ceiling, uPVC window to the rear aspect, large chrome towel radiator.

#### **First Floor**

#### **Bedroom 14'2" x 12'2" (4.32m x 3.71m)**

A double bedroom with wood effect laminated flooring, feature beams to the ceiling, Velux to the side aspect, storage to eaves, single radiator and doorway to en-suite.

#### **En-suite 15'4" x 9'5" (4.67m x 2.87m)**

A spacious en-suite with tile effect laminated flooring, white jacuzzi bath with white toilet and basin, Velux window to the side aspect, heated towel radiator and extractor fan.

#### **Bedroom 15'2" x 11'10" (4.62m x 3.61m)**

Another well proportioned double bedroom with wood effect laminated flooring, feature beamed ceiling, Velux window to the side aspect, double radiator.

#### **Externally**

The property is positioned in the centre of the 1/4 acre plot, surrounded by trees and off the road into Charltons village, with wooden gated driveway, there are large areas which require some improvement to be made into gardens or additional parking areas.

#### **Disclaimer**

Please note that all measurements contained in these particulars are for guidance purposes only and should not be relied upon for ordering carpets, furniture, etc. Anyone requiring more accurate measurements may do so by arrangement with our office.

Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check the appliances / services before entering into any commitment.

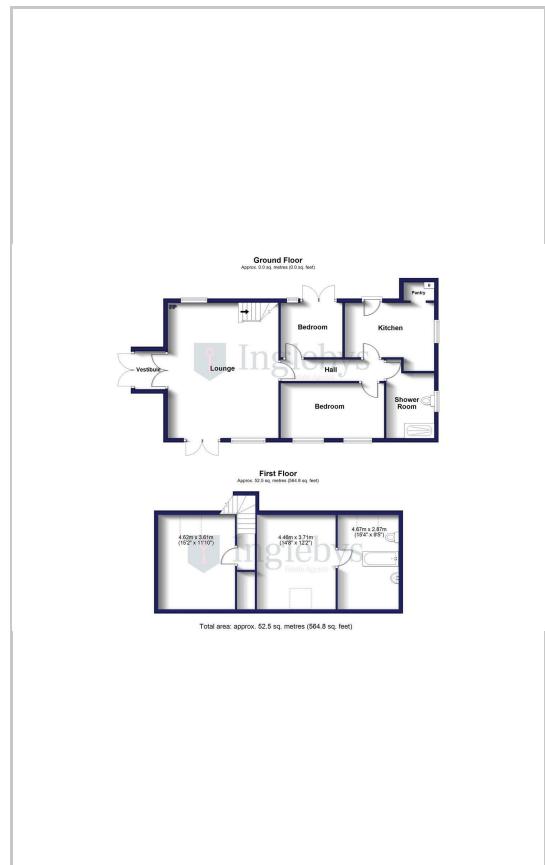
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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

#### **Area Map**



#### **Floor Plans**



#### **Energy Efficiency Graph**

