



Chapel Hill House | Sparty Lea | NE47 9UA

Offers Over £600,000

Astonishing restoration and conversion of the former Sparty
Lea Methodist Chapel.

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FORMER METHODIST CHAPEL

DRIVEWAY PARKING

OVER THREE FLOORS

STUNNING FAR REACHING VIEWS

ELEVATED PLOT

ORIGINAL FEATURES

FOUR BEDROOMS

FULL RENOVATION

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

Astonishing restoration and conversion of Sparty Lea Methodist Chapel.

This landmark property is steeped in history dating back to the mid nineteenth century with stunning views over the Allen Valley from its elevated position.

Bought as a project, the transformation from before to after is quite remarkable, credit must be given to the developers who have retained the inherent charm of the original building with many fine features combined with state of the art fitments and conveniences.

Hundreds of thousands of pounds have been spent on the restoration, including brand new wiring, plumbing, windows and heating system.

Skilfully designed to create a beautiful, unforgettable home with meticulous attention to detail, this property is wonderfully set within the hillside overlooking the surrounding undulating countryside. The generously proportioned layout lends itself to various living/sleeping permutations with the option of using the lower level as a self-contained holiday let or dependent relative accommodation.

The property is entered from the driveway at the rear into a spacious entrance vestibule offering plenty of space for cloaks. Off the entrance is a very handy utility room with integrated high specification dryer and washing machine.

Two large original chapel doors lead through into the main living accommodation, one to the kitchen area and one to the dining area. These sections of the open plan space have the option to be separated by the original folding doors which concertina to the wall giving a fabulous large open plan space when retracted.

The kitchen is well appointed with high specification integrated appliances include a dishwasher, hob and oven within a shaker style range of base and wall units with granite worktops, matching splash-backs and inset sink unit beneath the side window enjoying far reaching views of the Allen Valley.

The lounge area, adjacent to the kitchen, is set a high output 12KW log burner which is the heart of the space. The dual aspect windows are large and invite plenty of natural light into the room.

The dining area is an extension of the open plan area but with the option of drawing the folding partition doors to create a separate space.

The open staircase, designed by renowned Clifford Chapman and manufactured by S.A Solutions, leads up from the dining area to the mezzanine platform, overlooking the open plan space below and providing a great airy space to lounge and relax, again with plenty of natural light flooding through the roof windows.

Beyond the mezzanine, a door opens into a king sized master suite with fabulous feature window in the gable end and benefitting from en-suite shower room and dressing room. This room would make a fantastic principal bedroom or upstairs lounge with outstanding rural valley views. This room and its beautiful en-suite both benefit from roof windows also.

On the ground floor, off the open plan area, is a hallway flooded with natural light and views up towards open fields, which feeds off to a further two king size bedrooms and the family bathroom on this floor.

At the far end of the hallway is a second principal king sized bedroom with beautiful modern en-suite shower room.

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The views from this bedroom are dual aspect and far reaching, especially the West facing aspect, right across the village and valley beyond.

The third bedroom is another king sized bedroom with space for freestanding furniture and fabulous wall mounted reading lighting. Westerly far reaching views feature here also.

The family bathroom is situated at the far end of the hallway and comprises bath with shower over and shower screen, WC, hand wash basin and heated towel rail. The style and colour scheme throughout all of the bathrooms is stunning, including the black fittings and beautiful wall tiling.

Off the main hallway, a further staircase leads down to the lower ground floor bedroom. As mentioned at the outset, this space would be ideal to use as a further reception room or separate from the main dwelling to create a self-contained holiday let or dependent relative accommodation, benefiting from its own external door and en-suite shower room with WC.

Externally, gravelled driveway offers parking for multiple vehicles and the wrap-around gardens are deceptively spacious. The real selling point is that the property is situated on an elevated plot overlooking the Allen Valley and these stunning far-reaching rural views can be enjoyed from all parts of the gardens, as well as from the windows within. We can guarantee that you will be sitting out in the warmer months with a glass in hand, watching the wildlife in rural Northumbrian tranquility.

Everything added to this property is brand new and high quality with no expense spared. What we love is the original features of the chapel which have been not only retained, but shown off in their full glory.

INTERNAL DIMENSIONS

First Floor

Bedroom One – 16'10 x 12'11 (5.13 x 3.94)

Dressing Room – 8'5 x 5'7 (2.57 x 1.70)

En-Suite – 8'1 x 5'7 (2.46 x 1.70)

Mezzanine – 19'0 x 11'0 into stairs (5.79 x 3.35)

Upper Ground Floor

Kitchen/Lounge – 24'4 x 19'1 max (7.42 x 5.82)

Utility – 8'5 x 4'3 (2.57 x 1.30)

Porch – 6'5 x 4'1 (1.96 x 1.24)

Bedroom Two – 19'0 x 8'8 (5.79 x 2.64)

En-Suite – 6'11 x 6'1 (2.11 x 1.85)

Bedroom Three – 14'9 x 8'10 (4.50 x 2.69)

Family Bathroom – 7'2 x 6'1 (2.18 x 1.85)

Lower Ground

Bedroom Four/Lower Reception – 18'11 in Stairs x 7'11 into recess (5.77 x 2.41)

Shower Room – 7'7 x 5'4 narrowing to 3'10 (2.31 x 1.63)

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Private Supply – Spring (No costs)

Sewerage: Septic Tank

Heating: Oil

Broadband: Fibre to Cabinet

Mobile Signal Coverage Blackspot: No

Parking: Driveway

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: E

EPC RATING: D

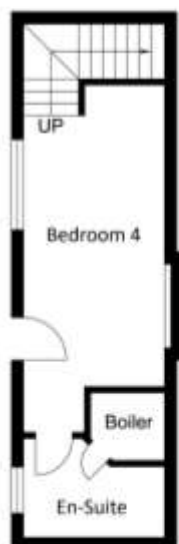
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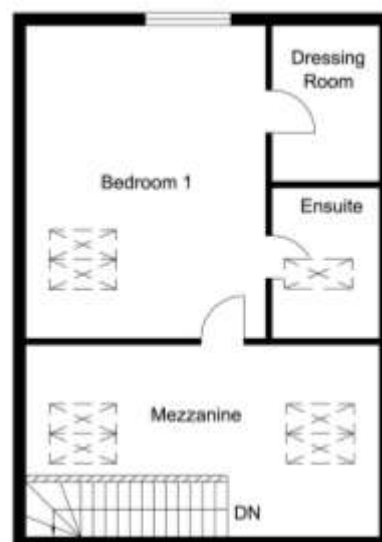
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Lower
Ground Floor



Upper
Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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