





Accommodation

An utterly charming converted chapel, revealing skilfully transformed accommodation, whilst also being located in a quiet and highly sought after village. Neatly presented throughout and enjoying a lovely outlook over the village green, an early viewing is advised on this delightful home.

The former Wesleyan chapel was originally built in 1813, the chapel has now been converted to offer spacious accommodation, arranged over two floors and sure to suit a range of purchasers. The historic property offers some lovely features and care has been taken, to retain the properties charm.

On entering the property through the main entrance door, there is a porch with space to hang coats, leading to the open plan living space with stairs rising to the mezzanine. The living room benefits from beautiful high ceilings and exposed beams, giving an airy feel. The kitchen/diner enjoys a double aspect, flooding the room with natural light. The kitchen is fitted with a range of units and some appliances in, including a ceramic hob and extractor fan, whilst there is also space for white goods and a dining table. The downstairs bedroom is neutrally decorated, with fitted wardrobes and a cupboard providing further handy storage. The part-tiled bathroom completes the downstairs layout, complete with a white suite, including a bath with shower over. Upstairs, there is a spacious mezzanine, currently utilised as a generous second bedroom, with charming wooden beams, dressing area and basin. The property also benefits from oil central heating. Externally, there is a small low maintenance outside area to the front of the property, enough for a small table and chairs.

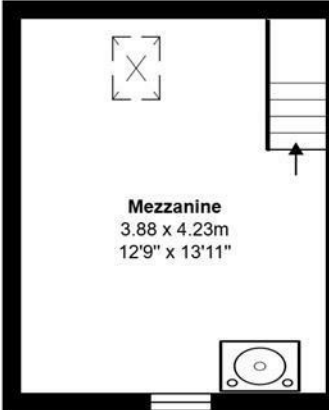
Nosterfield is a quiet and friendly community, with countryside walks available on the doorstep and regular village social events. The property is well placed for ease of access to a number of local towns and cities, including Ripon, Thirsk, Masham and Bedale. The A19 and A1 are also available a short drive away, along with a mainline train station in Thirsk, ideal for commuters.

Overlooking the village green, the property encompasses charming accommodation in a rural location, so an early viewing is advised on this delightful historic home.





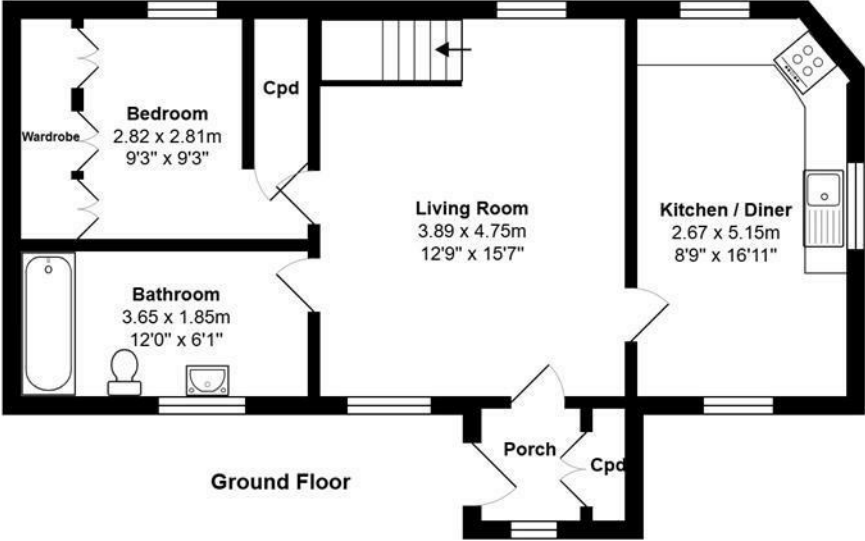
Floorplan



Mezzanine
3.88 x 4.23m
12'9" x 13'11"



Mezzanine



Bedroom
2.82 x 2.81m
9'3" x 9'3"

Wardrobe

Cpd

Living Room
3.89 x 4.75m
12'9" x 15'7"

Kitchen / Diner
2.67 x 5.15m
8'9" x 16'11"

Bathroom
3.65 x 1.85m
12'0" x 6'1"

Porch

Cpd

Ground Floor



EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

VIEWING BY APPOINTMENT ONLY - 01765 602233 - sales@davislund.co.uk - www.davislund.co.uk

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