

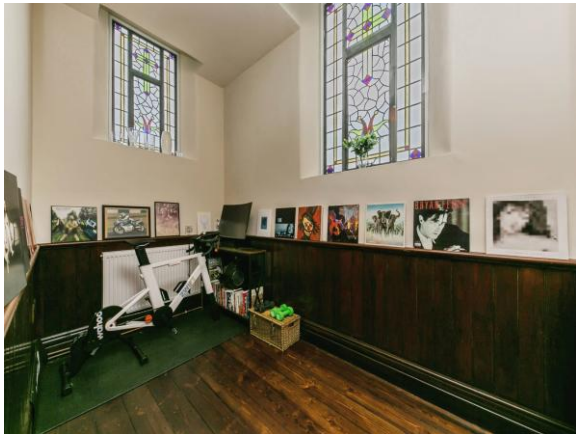


**The Chapel, Chapel Green, Doveridge, Ashbourne. DE6 5JY**

welcome to

## The Chapel, Chapel Green, Doveridge, Ashbourne

Steeped in history and dating back to circa 1805 The Chapel is a truly unique three bedroom detached residence offering an exceptional blend of character, heritage and modern sustainability. Once serving as a local chapel with adjoining extension added circa 1911.



Total floor area 130.2 m<sup>2</sup> (1,401 sq.ft.) approx  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspections. Powered by [www.propertybox.co.uk](http://www.propertybox.co.uk)

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Access to the property is gained via:

**Double Timber Entrance Door:**

Leading into:

**Reception Hallway:**

Having original wood flooring; stairs to the first floor accommodation; stained glass window; central heating radiator; coat hanging area; wood panelling to walls; doors leading to:

**Guest Cloakroom:**

Having wash hand basin with tiled splashback; low level wc.

**Study / Reception Room:**

12' 5" x 6' 4" ( 3.78m x 1.93m )

Having feature stained glass windows to dual elevations; original wood flooring; wood wall panelling; central heating radiator.

**Lounge:**

18' 2" max x 15' 4" max into alcove ( 5.54m max x 4.67m max into alcove )

Steps up to lounge. Having stained glass windows to dual elevations; exposed feature brick chimney breast with a dual fuel log burning stove; central heating radiator; double doors and steps leading down into:

**Breakfast Kitchen:**

27' 7" max x 11' 3" max ( 8.41m max x 3.43m max )

Comprising sink and drainer set in a base unit; further base and wall units; complementary work surface; integrated oven with hob and cooker hood over; integrated dishwasher and washing machine; space for an American style fridge freezer; central island unit with cupboard below and seating around; complementary wall and floor tiling; two central heating radiators; glazed window; obscure glazed window; exposed beam; stable style door leading out to side elevation; door leading to the reception hallway; walk in pantry/boot room/ laundry with Tesla batteries for Solar Panels, appliance space; central heating radiator.

**Stairs From Reception Hallway:**

Leading to:

**First Floor Landing:**

With A frame and beams to the ceiling; sky light window; doors off to:

**Main Bedroom:**

11' 9" x 9' 8" plus space for wardrobes ( 3.58m x 2.95m plus space for wardrobes )

Having stained glass window; beams and wall trusses; central heating radiator; space for wardrobe; door leading into:

**En Suite:**

Having enclosed shower cubicle with wall mounted electric shower; wash hand basin; low level wc; heated towel rail; stained glass window to the front elevation; wood flooring.

**Bedroom:**

12' x 8' 11" ( 3.66m x 2.72m )

With stained glass window; central heating radiator; exposed beams and wall trusses.

**Bedroom:**

9' max to back of storage x 8' 5" ( 2.74m max to back of storage x 2.57m )

Currently used as a study. Having stained glass window; central heating radiator; exposed A frame and beam; storage area.

**Family Bathroom:**

Having P shaped bath with wall mounted shower and side screen; wash hand basin; low level wc; wood flooring; heated towel rail; sky light window; wood flooring; complementary wall tiling; exposed beam and wall truss.

**Attached Outbuilding:**

Used for storage.

**Courtyard Garden:**

Wrought iron railings and gated access leads to gravel drive and car port and landscaped garden with paved patio area, trellis and tree and shrub plantings.

**Car Port:**

Timber car port with tiled roof; storage areas.

**Please Note:**

The Solar Panels on this property are owned. Photographs may have been taken using a wide angle lens.



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welcome to

## The Chapel, Chapel Green, Doveridge, Ashbourne

- Stunning Detached Chapel Conversion dating back circa 1805
- Retaining a Wealth of Period and Character Features
- Former School Room Extension added circa 1911
- Air source heat pump. Solar panels and two Tesla batteries for exceptional energy efficiency
- Beautiful Blend of Historic Charm and Contemporary Living

Tenure: Freehold EPC Rating: B

Council Tax Band: E

from

**£425,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
UTR110290 - 0004

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