

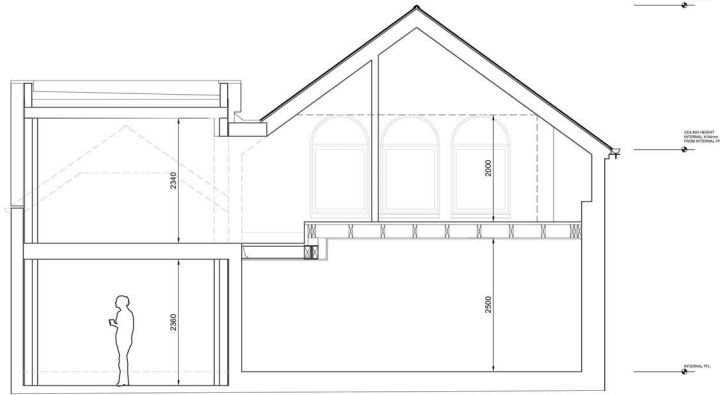


The Old Chapel, Pinfold Lane, Balderton, Newark

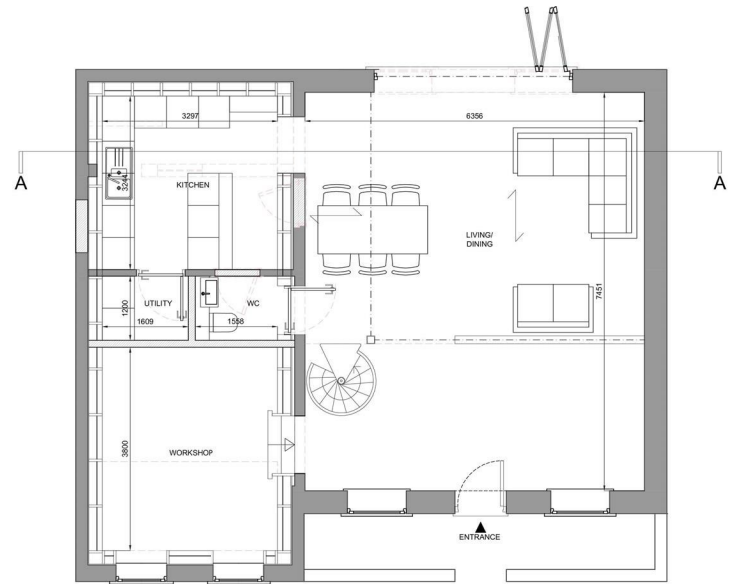
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 OLIVER REILLY





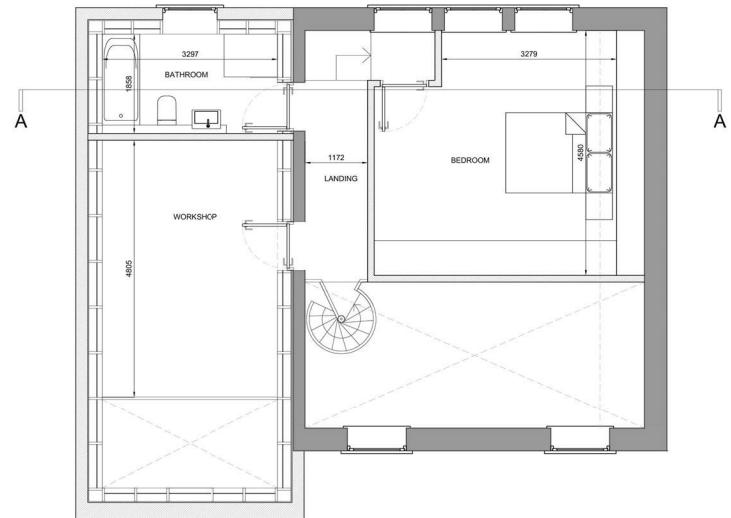
SECTION A-A



GROUND FLOOR PLAN



FRONT ELEVATION



FIRST FLOOR PLAN



REAR ELEVATION

Offers in excess of £170,000

# The Old Chapel, Pinfold Lane, Balderton, Newark

- HISTORIC DETACHED CHAPEL
- DESIRABLE LOCATION. CLOSE TO AMENITIES
- PRIVATE ENCLOSED GARDEN
- WONDERFUL ARRAY OF RETAINED FEATURES
- ONCE IN A LIFETIME OPPORTUNITY!
- EXCITING DEVELOPMENT OPPORTUNITY
- PROPOSED PLANS FOR TWO BEDROOM HOME
- LARGE DETACHED OUTBUILDING
- IDYLIC OUTLOOK OVER THE LOCAL CHURCH
- NO CHAIN! Tenure: Freehold CEPC 'E'



## TAKE HOLD OF A PIECE OF HISTORY...

Grab this with BOTH HANDS! A wonderful opportunity has arisen for you to acquire a charming DETACHED former Methodist chapel. Pleasantly positioned within a picturesque part of Balderton, overlooking the iconic St. Giles Parish Church. Surrounded by a host of excellent local amenities and useful transport links. The property dates back to 1862 and has also been formerly utilised as a Council hall and Violin School. Plans have been drawn up and proposed for the Chapel to be enhanced into a wonderful detached home. Proposing two bedrooms and a bathroom on a first floor mezzanine level. The ground floor layout would consist of a marvellous OPEN-PLAN living dining kitchen, a separate utility, ground floor W.C and large workshop/ multi-purpose room. The property has retained an eclectic degree of sympathetic original features. Boasting Canadian Maple flooring, provision for 'Recoco' cast iron radiators, dating back to 1870 and delightful high ceilings. Externally, the property enjoys its own PRIVATE and FULLY ENCLOSED rear garden, with access into a detached brick outbuilding. On road parking is available outside the property, on a first come, first serve basis. The property also provides gas fired central heating, hardwood double glazing and a full alarm system. WHAT A TREAT! If you have an eye-for design and a VISION for VERSATILITY... You need to capitalise on this wonderfully rare and unique chance, to make something your own! Proposing promising potential from the outset! Marketed with NO ONWARD CHAIN!

### OPEN-PLAN RECEPTION SPACE:

24'5" x 20'9" (7.44m x 6.32m)

Accessed via the main chapel door. Providing a HUGE OPEN-PLAN SPACE, with original flooring, high ceilings, two ceiling roses and four ceiling light fittings. Four double panel radiators, an alarm control panel and two high-level hardwood double glazed windows to the front and rear elevations. Access into the inner hall. (Plans have been proposed for this to be utilised as an OPEN-PLAN living dining kitchen, with bi-fold doors opening into the enclosed garden).

### INNER HALL:

13'1" x 5'5" (3.99m x 1.65m)

With Canadian Maple flooring, two ceiling light fittings, an eye-catching 'Recoco' cast-iron radiator, an external side door and internal access into the reception room and kitchenette.

### RECEPTION ROOM:

17'7" x 12'8" (5.36m x 3.86m)

With continuation of the complementary Canadian Maple flooring, high ceilings, two ceiling roses and a ceiling light fitting. Two wall light fittings and provision for two stunning 'RECOCO' radiators. Dating back to the 1870's. Telephone point, integrated post box and two high-level hardwood double glazed windows to the front elevation. (Plans have been proposed for this to be utilised as a 'workshop' space/ multi-purpose room).

### KITCHENETTE:

12'7" x 5'1" (3.84m x 1.55m)

Hosting tiled flooring. A small range of fitted wall and base units with wood-effect work surfaces and two-tone wall tiled splash backs. Inset 1.5 bowl stainless steel sink with drainer. Under counter provision for a fridge and access to the gas-fired 'GLOWWORM' boiler. Single panel radiator, a ceiling light fitting, wall-mounted hand-dryer and a high-level hardwood double glazed window to the rear elevation. Access into the W.C.

### W.C.:

4'3" x 2'5" (1.30m x 0.74m)

With tiled flooring, a low-level W.C, ceiling light fitting and extractor fan.

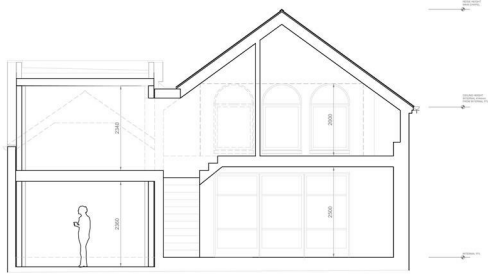
### DETACHED BRICK OUTBUILDING:

17'2" x 5'6" (5.23m x 1.68m)

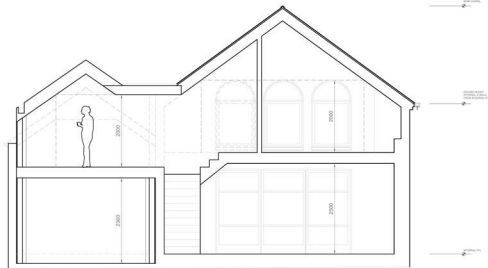
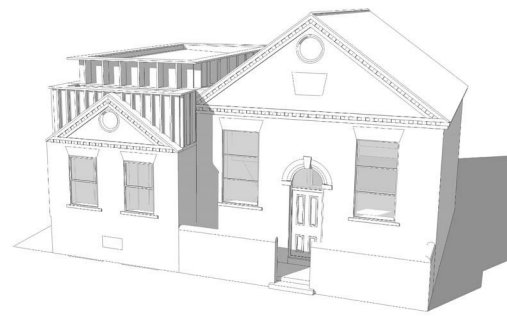
Located at the bottom of the garden. A former pig-shed. Providing excellent external storage space.



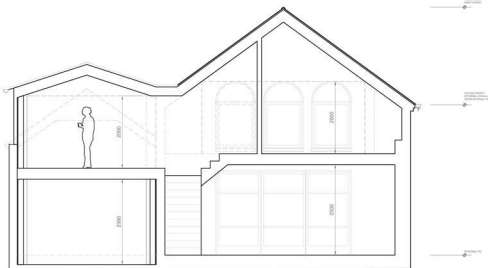




Section A-A | Option 01 - Flat Roof



Section A-A | Option 02 - Pitched Roof to Match Existing



Section A-A | Option 03 - Pitched Roof Shallower Than Existing



### EXTERNALLY:

The front aspect provides a small wall -enclosed terraced frontage. A shared pathway to the right side elevation leads to the FULLY ENCLOSED rear garden. Currently waiting for a purchaser to inject their own personality. The external space is well-appointed, giving access to the detached outbuilding. There are fenced left and right side boundaries. This would be a WONDERFUL, TRANQUIL and PRIVATE space, when landscaped. The proposal of the bi-fold doors from the OPEN-PLAN living space would also enhance this, immensely.

### Approximate Size: 858 Square Ft.

Measurements are approximate and for guidance only.

### Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating, an alarm system and hardwood double glazing. PLEASE NOTE: We have not and will not be testing any equipment, services or appliances and cannot verify that they are in full working order. The buyer is advised to obtain verification from their solicitor or a surveyor.

### Tenure: Freehold. Sold with vacant possession.

### Local Authority:

Newark & Sherwood District Council.

### Council Tax: Band 'TBC'

### EPC: Energy Performance Rating: 'E'

Current certificate undertaken under 'Offices & workshop businesses'.

### Local Information & Amenities: Balderton

Balderton is situated on the outskirts of the Historic market Town of Newark-On-Trent, approximately 3 miles away, where you will find a wide selection of Independent retailers/high street shops, public houses, restaurants, and eye-catching sites to see including a wonderful Georgian market square. The Town also has two popular train stations (North Gate and Castle Station) that provide access to London Kings Cross, Lincoln, and Nottingham. Balderton itself has a host of excellent local amenities in the area, including an array of supermarkets (Lidl, Tesco Express and Sainsburys), a medical centre, pharmacy, takeaways, launderette, post office, two public houses and highly regarded primary and secondary schools. There is a regular bus service from Newark Town Centre and ease of access onto the A1 and A46 to Lincoln and Nottingham.

### Viewing Arrangements:

Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange a appointment, please contact us on: 01636 558 540.

### Money Laundering Regulations:

Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

### Draft Details-Awaiting Approval:

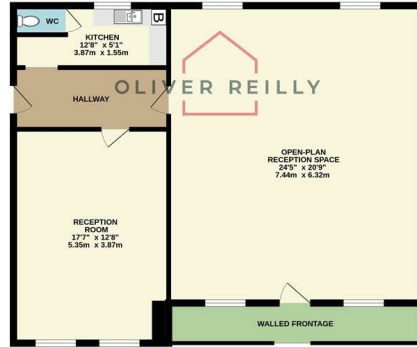
These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Fixtures, fittings and furnishings are not included in a sale, unless specifically mentioned.









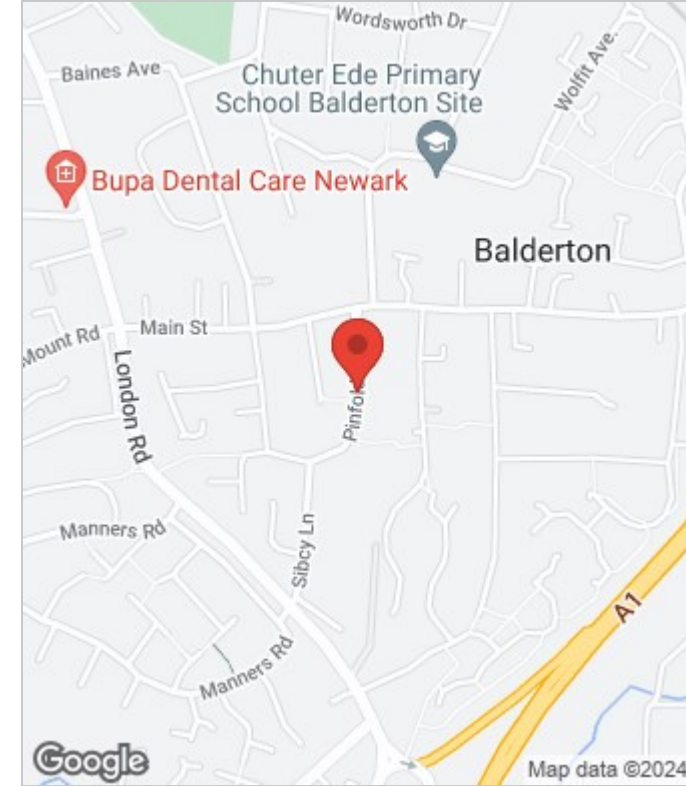


Existing Floorplan

Whilst every attempt has been made to ensure the accuracy of the floorplan compiled here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been located and no guarantee as to their operability or efficiency can be given.  
Made with floorplan 12/24



Proposed Floorplan



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	53	53
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC

