



2/3 Bedrooms

James Winn Estate Agents are delighted to offer for sale this unique meeting chapel conversion in a highly desirable village setting. Built in 1868 rarely does a property of such character and charm become available. The Old Chapel is a beautifully converted former chapel situated in the sought-after village of Yafforth, just a short distance from Northallerton town centre.

Offering comfortable modern living, this distinctive detached home offers spacious and versatile accommodation extending over two floors. Rich in character, the property provides an exceptional blend of historic charm and contemporary convenience.

The accommodation briefly comprises an entrance porch/vestibule, a generous open-plan living room, a fitted kitchen/dining room, and an additional snug which could also serve as a third bedroom, home office or hobby room. To the first floor are two well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from private outdoor space and off-road parking, all set within the peaceful surroundings of this attractive North Yorkshire village.

Yafforth offers the perfect balance of rural tranquillity and accessibility, with Northallerton's extensive amenities, schools, leisure facilities and mainline railway station all within easy reach. The property is ideally positioned for those wishing to enjoy village life while remaining well connected to the wider region.

Council Tax Band_ D
EPC- E

Offers in the region
of:

£375,000

EPC Rating: E

The Old Chappel
East Lane, Yafforth, DL7



Situation:

The Old Chapel, East Lane, Yafforth, Northallerton, DL7 0LN is a detached former chapel conversion located in the village of Yafforth, approximately 2 miles west of Northallerton. Extensive shopping, healthcare, leisure facilities and rail connections are available in nearby Northallerton. The area provides easy access to the North York Moors National Park and Yorkshire Dales National Park for outdoor recreation.

Directions:

From Northallerton high Street head west/south-west out of town toward Yafforth. Follow Yafforth Road (A167/B6271 corridor) out of Northallerton. This is the main route linking the town centre to Yafforth. Continue for about 1–2 miles until you reach the village of Yafforth. Turn left onto East Lane in the village.

Entrance Porch:

3.71 x 1.38

Composite entrance door, double-glazed window and feature porthole window, 2 Velux rooflights, built-in storage cupboard, tiled flooring, electric radiator.

Living Room:

5.51 x 4.46

Accessed via impressive double solid oak doors with full-height glazed side panels from the entrance porch, this stunning living room is full of character and charm. The focal point of the room is a feature multi-fuel fire set within an attractive chimney breast, creating a warm and inviting atmosphere. A staircase rises to the first-floor accommodation, while an elegant archway provides open access to the kitchen/dining area, enhancing the sense of space and flow throughout the property. Additional features include engineered timber flooring and traditional cast iron radiator.



For additional information and full photo gallery please visit www.jameswinn.co.uk



Kitchen/Diner:

6.74 x 2.98

A superb light-filled kitchen/dining space, enhanced by double-glazed bi-fold doors opening onto the rear garden, together with a double-glazed window and external door at the kitchen end. A striking double-glazed glass roof lantern further floods the room with natural light, creating an impressive and airy feel throughout. The room also benefits from underfloor heating.

The kitchen is fitted with a comprehensive range of wall and base units complemented by integrated appliances including a double oven, induction hob with chrome chimney-style extractor hood, and integrated dishwasher. Additional features include a ceramic sink unit, slate flooring, and space for an American-style fridge/freezer, making this a highly practical yet stylish living space ideal for modern family life and entertaining.

Snug/Bedroom 3:

3.69 x 2.67

2 Double-glazed windows, engineered timber flooring, radiator, currently used as an office but could be used a third bedroom.

Internal Hall:

Double door storage cupboard, engineered timber flooring.

First Floor

Landing:

Loft entrance, partially boarded with a drop-down ladder, with scope to convert into an additional room subject to planning consents.

Master Bedroom:

5.52 x 2.58

The main bedroom is a large double room benefitting from double-glazed windows to the front with shutter blinds and double-glazed door to the rear, which provides access onto the roof of the ground floor rear extension. Full wall of fitted wardrobes, radiator, carpet.



Bedroom 2:

4.73 x 3.69

The second bedroom is a large double room with two double-glazed windows with shutter blinds, stained glass window over stairs, feature panelled wall, dressing table area, radiator, carpet.

Bathroom:

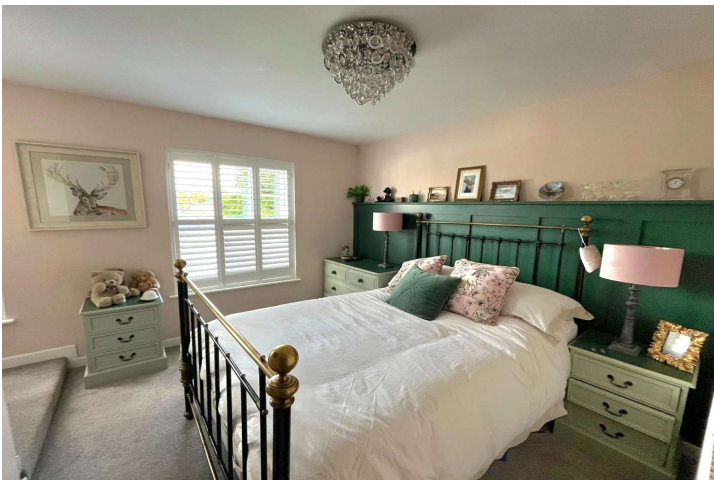
2.21 x 2.14

Double-glazed window, panelled bath with screen and bar shower, designer hand basin with vanity unit, back-to-wall w/c with vanity unit, tall wall mounted vanity storage cupboard, part tiled walls, tiled flooring, extractor, spotlights.

W/C:

1.56 x 0.82

Double-glazed window, w/c, vinyl flooring.



External

Front:

Off road parking on private driveway, paved with some borders.

Side:

A narrow passageway to the side of the property providing useful external access, along with a timber shed offering additional storage space for garden tools and outdoor equipment.

Rear:

The rear garden has been attractively landscaped and is fully paved with Indian sandstone, providing a low-maintenance outdoor space ideal for relaxing and entertaining. A raised area with mature planted borders adds colour, texture and interest throughout the seasons, creating an attractive and private setting.



Mortgage & Financial Services:

James Winn Estate Agents are keen to stress the importance of seeking independent mortgage advice. If you are in need of mortgage advice our team will be pleased to make you an appointment with an independent mortgage advisor based. Call 01609 777125 or 01845 524488. (Remember your home is at risk if you do not keep up repayments on a mortgage or other loans secured on it).Minimum age 18.

Clauses:

1/ James Winn Estate Agents has not tested any services, appliances or heating and no warranty is given or implied as to their condition. 2/ All measurements are approximate and intended as a guide only. All our measurements are carried out using a regularly calibrated laser tape but may be subject to a margin of error. 3/ We believe the property is freehold but we always recommend verifying this with your solicitor should you decide to purchase the property. 4/ Fixtures and fittings other than those included in the above details are to be agreed with the seller through separate negotiation. 5/ All EPC`s are generated by a third party and James Winn Ltd accepts no liability for their accuracy.

Material Information:

The following information should be read and considered by any potential buyers prior to making a transactional decision:

SERVICES: We are advised by the seller that the property has mains electricity, water, and drainage.

MAINTENANCE / SERVICE CHARGE: N/A

WATER METER: Yes

PARKING ARRANGEMENTS: Off Street Parking

BROADBAND SPEED:

The maximum speed for broadband in this area is shown by inputting the postcode at the following at the following link here <https://www.broadbandcheck.co.uk/>

ELECTRIC CAR CHARGER: N/A

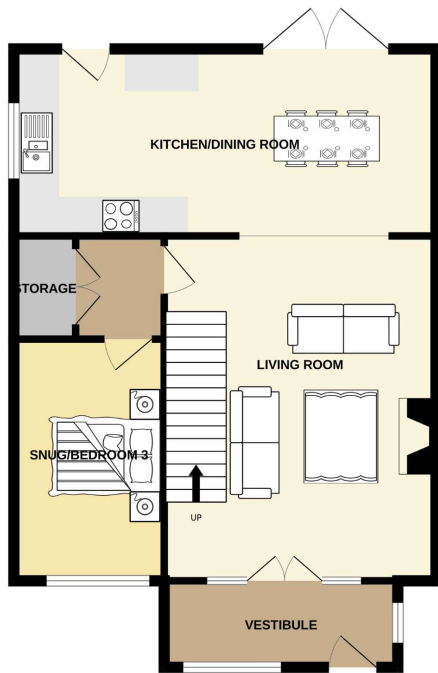
MOBILE PHONE SIGNAL: No known issues.

The information above has been provided by the seller and has not yet been verified at this point of producing this material. There may be more information related to the sale of this property that can be made available to any potential buyer.

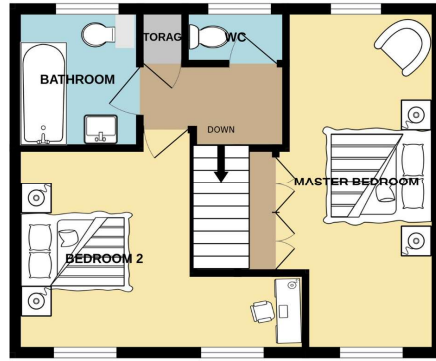
Tenure - Freehold

Viewing - By appointment through James Winn

GROUND FLOOR
670 sq.ft. (62.2 sq.m.) approx.



1ST FLOOR
401 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA : 1071 sq.ft. (99.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract