

East End, Ampleforth, York

£325,000

Stephensons
estate agents & chartered surveyors

East End, Ampleforth YO62 4DA

Est. 1871

£325,000

A rare opportunity to acquire a beautifully converted Victorian chapel in a historic hillside village on the edge of the North York Moors National Park, just 4.5 miles from Helmsley and 17 miles north of York. Full of character, it features a magnificent reception hall, impressive staircase, sitting room, dining kitchen, 2 double bedrooms, south facing garden and parking.

Believed to date back to the late 1800s, this exceptional stone built former chapel was sympathetically converted into a distinctive village home during the 1990s by a highly regarded local builder. Throughout the extensive renovation, great care was taken to preserve the building's ecclesiastical character while introducing high quality bespoke craftsmanship. Although the original 19th Century wall panelling and staircase had deteriorated beyond repair, they were replaced with beautifully handcrafted pine panelling and an impressive bespoke staircase that now forms the centerpiece of the home.

A substantial entrance porch with original double doors and period floor tiles opens into a magnificent reception hall, where the craftsmanship immediately impresses. The hall features bespoke timber paneling, a striking handcrafted staircase, tiled flooring, a useful cloaks cupboard, guest WC and an impressive 7'2" (2.18m) Gothic style leaded window that beautifully reflects the building's historic origins.

The spacious sitting room is rich in character featuring elegant panelled walls, tiled flooring and an attractive fireplace with a marble hearth. Two deep set Gothic style windows frame delightful views across the rear garden and the surrounding countryside beyond creating a bright yet cosy living space.

Extending to 22'0" (6.70m) in length, the dining kitchen offers a wonderful balance of practicality and charm. The dining area benefits from an impressive 11'10" (3.61m) high vaulted ceiling, terracotta tiled floor, decorative timber balustrade room divider and a second magnificent Gothic style leaded window. The kitchen itself is fitted with extensive cabinetry, tiled worktops and integrated appliances including an electric hob, oven and dishwasher while enjoying further garden views and glimpses of the surrounding rural landscape.

The first floor landing incorporates an airing cupboard and leads to two generous







Tenure: Freehold
Services/Utilities: Electricity, Water and Sewerage are understood to be connected
Broadband: Up to 76 Mbps* download speed
EPC Rating: F
Council Tax: E - North Yorkshire Council
Current Planning Permission: No current valid planning permissions

*Download speeds vary by broadband providers so please check with them before purchasing.











double bedrooms. The principal bedroom extends to an impressive 16'10" (5.12m) in length and enjoys glorious rooftop and rural views through two handcrafted Gothic style windows that flood the room with natural light.

The second double bedroom also enjoys attractive rural views and includes a unique elevated store room, accessed approximately 3'7" (1.09m) above floor level with a maximum head height of 5'3" (1.60m). Previously used as additional sleeping accommodation, it now provides excellent storage or could serve as a charming children's den.

Both bedrooms are served by a bathroom which retains its original 1990s coloured suite presenting an exciting opportunity for buyers to update and personalise the space to suit their own style.

Additional features include Gothic style windows and night storage heating throughout.

Externally, the property enjoys exceptional kerb appeal with its mellow honey coloured stone façade, elegant Gothic leaded windows and traditional wrought iron railings combining to create a truly memorable street presence that reflects the building's rich heritage.

A private driveway to the side provides convenient off road parking and to the rear, a delightful south facing walled garden is predominantly laid to lawn and includes a timber garden shed providing useful external storage.

AGENTS NOTE
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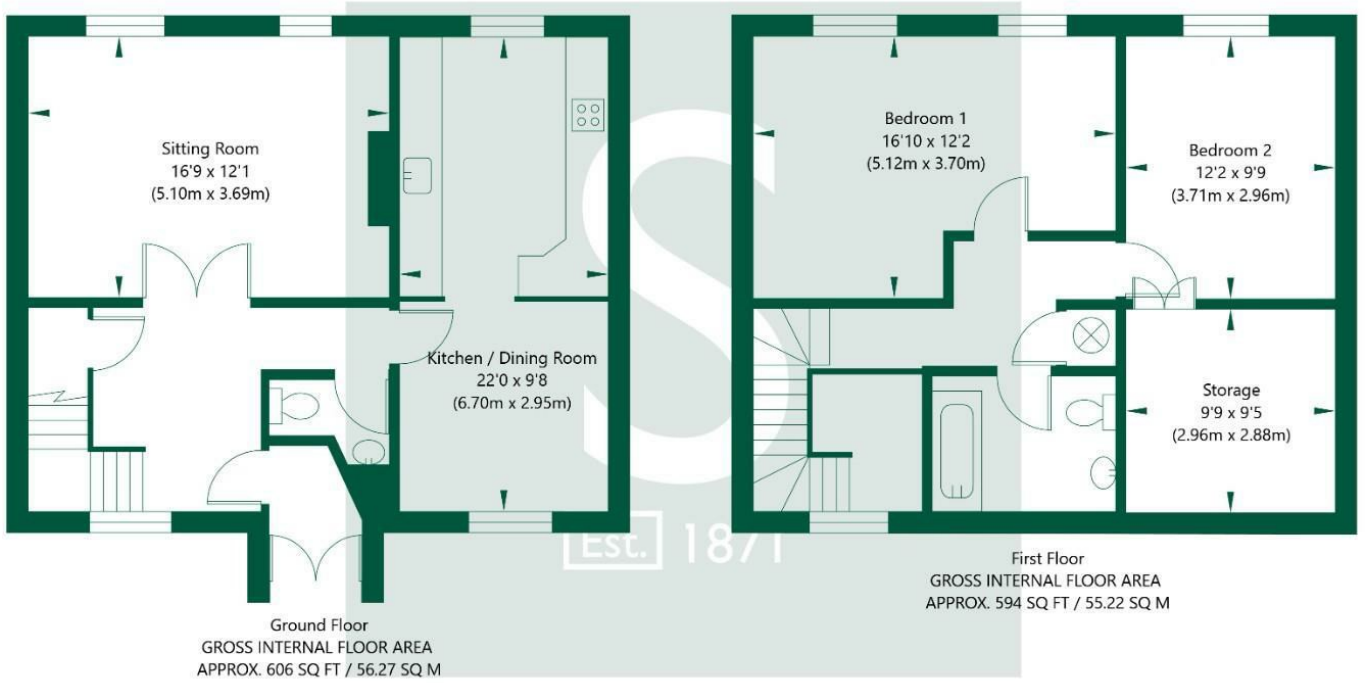
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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1200 SQ FT / 111.49 SQ M - (Including Storage)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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