



Fell End Chapel, Ravenstonedale, Kirkby Stephen  
£395,000



## Fell End Chapel, Ravenstonedale

Kirkby Stephen

A full converted detached property that used to be a Wesleyan Methodist Chapel dating to 1861. Occupying an idyllic setting to the foot of the Howgill Fells and being situated to the north of the market town of Sedburgh. The property has easy access to a plentiful amount of countryside walks, road links to local towns and amenities.

Nestled within a beautiful countryside setting, this unique property presents an exceptional opportunity to acquire a one-bedroom detached property with a rich history. A former Chapel, this fully converted dwelling has been transformed into a stunning one-bedroom home boasting a substantial open plan living area with a modern fitted kitchen and a cosy multi-fuel stove. The ground floor also has access to a cloakroom. On the first floor the bedroom features an elegant stand-alone bath-tub and en-suite access, complete with a three-piece suite in white. The bedroom could easily be converted into two bedrooms if needed. With endless countryside walks accessible right from your doorstep, this property not only offers a serene lifestyle but also presents an excellent investment opportunity for the discerning buyer. This property also has no chain which makes for an easier sale process.

Stepping outside, the property's substantial grounds beckon with the promise of idyllic outdoor living. A gravelled area at the front provides the perfect space for relaxing with garden furniture or adorning the surroundings with vibrant potted plants. To the side and rear, the landscaped gardens offer a combination of lush lawn and fertile soil, ready to be transformed into a verdant oasis with your personal touch. The rear of the property features a gravelled driveway with parking space for up to four vehicles, ensuring convenience for both residents and guests alike. With potential in every corner, this property's outdoor space has endless possibilities for creating a beautiful haven for outdoor living and entertaining. Don't miss the chance to make this remarkable property your own and unlock the full potential of its enchanting surroundings.

- Fully converted detached property
- Converted from a Chapel to a stunning one bed property
- Substantial open plan living area with a modern fitted kitchen and multi fuel stove
- One bedroom with a stand alone bath tub and access to the en-suite
- Three piece suite en-suite bathroom in white
- Extensive grounds surround the property which could be turned into stunning landscaped gardens
- Ample driveway parking to the rear
- Located in a stunning countryside setting
- Would be a great investment opportunity
- Endless countryside walks on your doorstep

#### IDENTIFICATION CHECKS

Should a purchaser(s) have an offer accepted on a property marketed by THW Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £43.20 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

#### EPC RATING TBC

#### SERVICES

Mains electric, electric central heating, boiler, septic tank

#### COUNCIL TAX:BAND TBC

#### TENURE:FREEHOLD

#### DIRECTIONS

From Sedburgh take the A683 out of the town signposted Kirkby Stephen and Brough. Follow the road through Cautley passing the Cross Keys Inn on the left. Continue up the valley for approximately one mile and Fell End chapel can be found on the left.

**WHAT3WORDS:**///swift.rests.apartment





## GROUND FLOOR

### ENTRANCE HALL

5' 1" x 4' 1" (1.56m x 1.25m)

### OPEN PLAN LIVING AREA

36' 5" x 19' 3" (11.09m x 5.87m)

### CLOAKROOM

3' 8" x 2' 4" (1.11m x 0.70m)

## FIRST FLOOR

### BEDROOM

25' 8" x 19' 9" (7.82m x 6.02m)

### BATHROOM

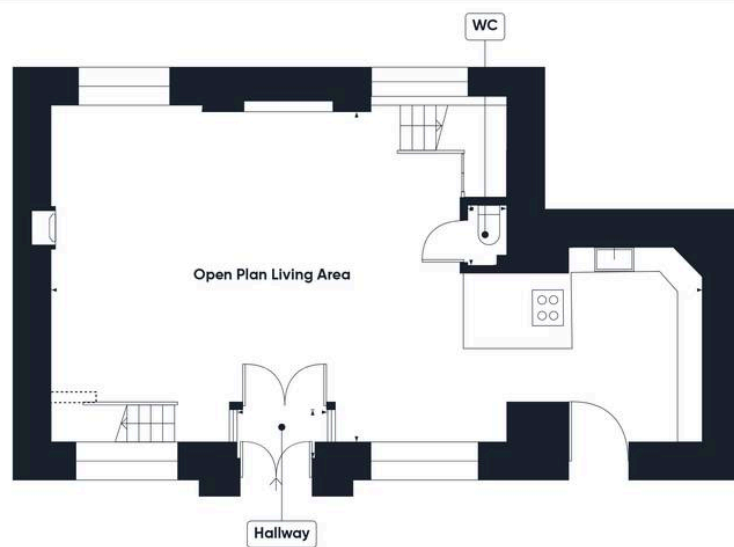
8' 5" x 6' 8" (2.56m x 2.02m)











Ground Floor



Floor 1



**Approximate total area<sup>(1)</sup>**

1019 ft<sup>2</sup>

94.7 m<sup>2</sup>

**Reduced headroom**

2 ft<sup>2</sup>

0.1 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**

# THW Estate Agents

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