



PUTTERILLS

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Old Chapel, Whempstead Road  
Whempstead, Ware SG12 0PL  
**Guide price £995,000**

## Stunning character property with

A pretty local landmark, this enchanting, converted Victorian chapel is believed to date back to 1852 and boasts many character original features including a stone cherub, a stunning fluted ceiling, further vaulted ceilings with exposed timbers, and chapel vestibule with arched doorway. The property has the advantage of not being a listed building. Sympathetically improved and enlarged in later years, the property now provides a stunning 4 or 5 bedroom family home with annexe potential. Old Chapel is set in a lovely rural situation with fine, far reaching countryside views. Recent improvements include stained glass effect double glazed windows and there is an oil fired boiler providing for central heating to radiators and for the hot water supply.

The accommodation comprises: triple aspect sitting room (the old chapel), a well proportioned country kitchen with Aga and sitting area taking in the views, family room, ground floor bedroom with en-suite, 3 first floor bedrooms with ready potential to create 4, a bathroom, and an en-suite shower room to the main bedroom. There is a balcony and roof terrace from where the beautiful countryside views and sunsets can also be enjoyed. Outside there are extensive gardens in excess of 1/2 acre, with a natural pond, wooded walkways, a lawn and mature planting. A further courtyard garden provides a private sun terrace and there is a driveway with parking for several cars. There is a timber studio/ garage - this outbuilding used to be in use as an artist's studio, and with four skylights in the main space, there is lots of natural light.

The pretty and highly desirable hamlet of Whempstead is a small rural community situated amidst some wonderful Hertfordshire countryside. The neighbouring village of Watton at Stone is just a few minutes drive (approx 1 mile), and provides a British Rail mainline station servicing London Kings Cross / Moorgate, doctors surgery, dentist and convenience store. The renowned Heath Mount preparatory school is just 1.5 miles from The Old Chapel and St Edmunds college is a short drive away in Ware. The close by village of Benington provides a primary school, village shop, rural bus service, two public houses, church, village duck pond and lovely countryside walks. The neighbouring towns of Stevenage and the county town of Hertford provide more comprehensive facilities for

### Proximity

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### History of the "Old Chapel"

This enchanting detached Victorian chapel has origins dating back to the mid 19th century and is believed to have been converted into a family dwelling around the mid 1950's. The 1882 Kelly's directory for Hertfordshire says "At Whempstead (a hamlet 2 miles north-east ) is a small lecture hall, a brick building, erected in 1852, at the sole charge of the late Abel Smith esq. At a cost of £400." The Old Chapel has also been described as a school house during its history.

In more recent years the Old Chapel is believed to have been occupied by a botanical artist, who added a sleeping statue within the grounds and planted some interesting flowers! The property has subsequently been enlarged and sympathetically altered in line with its architectural structure to now provide flexible living space arranged on two levels. The generous partly wooded grounds extend in excess of half an acre with beautiful natural pond and direct borders with views across the adjoining Hertfordshire countryside towards Watton at Stone.

### The accommodation is arranged as follows:

#### Entrance Vestibule

In keeping with the building's origins, the vestibule has an attractive tiled roof with griffin finial (there are two others on the main roof) and glazed front doors opening to a further arched timber door (original) which in turn

opens to:

#### Lounge Dining Room

A stunning room that was the original chapel, school house and meeting room. There are many character features conveying its age and history, including an impressive fluted ceiling, stone cherub and shelf and a fireplace with timber surround, period cast-iron insert and basket and tiled hearth. The room is bright with a triple aspect provided by two windows to the front overlooking the garden and pond beyond, a window to the side and French doors opening to the sunny courtyard garden. There are five wall lights, engineered oak floorboards, and three radiators. Door to:

#### Inner Hall

With staircase to the first floor, engineered oak flooring, inset ceiling light, radiator, door to kitchen breakfast room and door to:

#### Cloakroom

Fitted with a suite comprising low level WC and wash hand basin, and with ceiling light and window to the side.

#### Kitchen

A sizeable room with windows providing panoramic views over the adjoining open countryside. There is a range of antique pine effect wall and base units with cupboards and drawers, and light coloured granite working surfaces that incorporate a double ceramic sink with copper taps . A matching central island provides further cupboard space, breakfast bars at either end, and a further, circular sink. There are tiled splash-backs, inset spotlights and a reclaimed tiled floor. Appliances include a double "Aga" cooker, co-ordinating electric "Aga" cooker with four ring halogen hob, both recessed within a brick built chimney breast. There is an integrated fridge freezer, further under-counter fridge, integrated dishwasher, space for washing machine, and space for drier. A cupboard houses the oil fired boiler and has space for a further small freezer, and another cupboard provides space for coats and shoes. There is a door to the courtyard garden, a door to the sitting room/ family room, and an opening from the kitchen leads you to the sun room.

#### Annexe Potential

The following ground floor rooms (sitting room, sun room, rear entrance hall, ground floor bedroom and bathroom), would together lend themselves well to providing a self contained annexe, subject to normal consents and

regulations.

#### Sun Room

With windows spanning the walls, affording panoramic views, the sun room is a lovely place to sit and relax. There is a radiator, tiled flooring, ceiling lights, and a glazed door opening to Sitting Room/ Family Room.

#### Sitting Room / Family Room

With window to the side overlooking the courtyard garden, this versatile room has attractive reclaimed supporting timbers and reclaimed oak floorboards. There are two radiators, inset spotlights, internal original stained glass window, door opening to:

#### Rear Entrance Hall

With door to the courtyard, wood effect laminate floor, cupboard providing shelving, ceiling light and step up to:

#### Ground Floor Bedroom

With corner window providing lovely views, wood effect laminate flooring, alcove ideal for dressing table/ desk, radiator, ceiling light and door to:

#### En-Suite Shower Room

Fitted with a suite comprising low level WC, vanity unit with cupboard and wash-hand basin, and shower cubicle. There is tiling to the walls, a heated towel rail, strip pine flooring and a window to the side.

#### Staircase from Inner Hall to:

An attractive twisting staircase with window to the side, leading to:

#### Landing

With doors to all first floor accommodation and inset ceiling lights, two steps up to:

#### Bedroom 1

An impressive room with high vaulted ceiling with exposed timbers and high level wooden door to loft space. There are windows to the side and to the rear, together with a glazed door that opens onto the balcony, with access to the roof terrace. Radiator, fitted wardrobes, ceiling spotlights and door to:

#### En-Suite Shower Room







