



HAMBLETON
ESTATE AGENTS

**HOPE CHAPEL
SHEPTON MONTAGUE
BA9 8JL**



£450,000

Hope Chapel, East Street, Shepton Montague, BA9 8JL.

Originally built in 1903, this former village chapel offers a rare opportunity to own a truly individual home. We understand the chapel was constructed following a meeting of village residents who raised funds through local contributions, and it served as a place of worship for many decades. The trustees sold the property in 1966, and around 1989 planning permission was granted for its conversion into a private residence.

A number of features have been carefully retained, including stone-carved initials of early members and their children, a fascinating link to the building's heritage and a charming reminder of its past.

Set within gardens approaching one-third of an acre, the property enjoys a tranquil setting with open views across adjoining fields, creating an idyllic countryside retreat.

The entrance vestibule provides a warm welcome, with a cloakroom conveniently positioned to one side. Beyond lies a spacious sitting/dining room, featuring a wood-burning stove providing an attractive focal point, adding warmth and atmosphere to this inviting room.

The kitchen offers a good range of fitted units and generous work surfaces, with a door leading to a conservatory that opens directly onto the garden.

Upstairs, there are two bedrooms, both featuring the chapel's arched windows. The shower room is well appointed, while the second bedroom and landing wall display the aforementioned carved initials — a unique and endearing feature that truly sets this home apart.

Outside, the property offers ample parking, a large single garage and stable with tack room. The extensive lawned garden has a greenhouse to one side with an area, now a little overgrown, that includes a variety of soft fruit bushes and fruit trees.

In summary, this characterful property combines period charm with excellent potential for enhancement or extension (subject to the necessary consents). Perfectly positioned in a delightful village setting that lies conveniently midway between Bruton, Castle Cary, and Wincanton, providing easy access to all three sought-after Somerset towns.

ACCOMMODATION IN DETAIL:

GROUND FLOOR

Double glazed front door to:

ENTRANCE VESTIBULE: Engineered oak flooring, coat hooks and doors to sitting room and cloakroom.

CLOAKROOM: Low level WC, wash hand basin with tiled splashback, tiled floor, radiator, consumer unit and double glazed window to front aspect.

SITTING/DINING ROOM: 17'10" x 12'6" Wood burning stove with slate hearth, two double glazed windows to side aspect, radiator, engineered oak flooring, four wall light points and door to:

KITCHEN: 17'10" x 5'8" Inset 1¼ bowl single drainer sink unit with cupboard below, further range of modern base and drawer units topped with a work surface, dual aspect double glazed windows to front and side aspect, electric cooker

point, space and plumbing for washing machine, radiator, understairs cupboard housing oil fired boiler and door to:

CONSERVATORY 12' (max) x 7'5" Exposed stone and brickwork, tiled floor, double glazed windows and French doors to the garden.

From the sitting room stairs to:

FIRST FLOOR

LANDING: Airing cupboard housing hot water tank with shelf over for linen, and hatch to loft.

BEDROOM 1: 17'10" x 8'8" Feature double glazed arched windows to front and side aspects, port hole style window and radiator.

BEDROOM 2: 11'7" X 7'4" Feature arched window to front and side aspect and radiator.

SHOWER ROOM: Large shower cubicle, low level WC, pedestal wash hand basin, tiled to splash prone areas, double glazed window to front aspect and radiator.

SERVICES: Mains water, electricity, private drainage shared with the neighbouring property and oil fired central heating.

COUNCIL TAX BAND: D

TENURE: Freehold

VIEWING: Strictly by appointment through the agents.

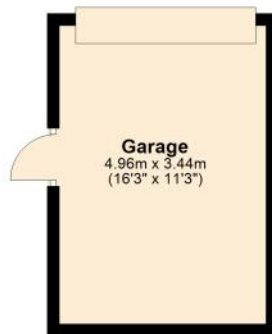
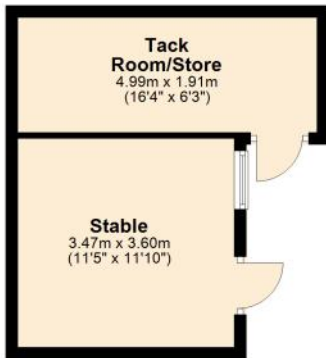
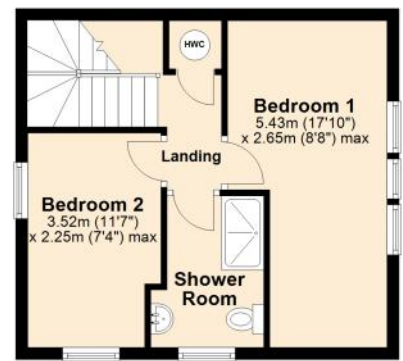
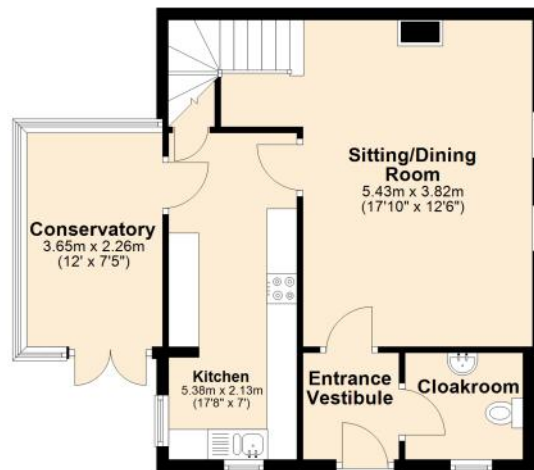
Important notice: Hambleton Estate Agents state that these details are for general guidance only and accuracy cannot be guaranteed. They do not constitute any part of any contract. All measurements are approximate and floor plans are to give a general indication only and are not measured accurate drawings therefore room sizes should not be relied upon for carpets and furnishings. No guarantees are given with regard to planning permission or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are not necessarily included. Purchasers must satisfy themselves on all matters by inspection.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor
Approx. 52.3 sq. metres (562.5 sq. feet)

First Floor
Approx. 32.3 sq. metres (348.0 sq. feet)



Total area: approx. 84.6 sq. metres (910.4 sq. feet)





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Important Note: For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The particulars do not constitute, or form part of, an offer or a contract. No responsibility is taken for any error, omission or misstatement in these particulars. Hambleton do not make or give whether in these particulars, during negotiation or otherwise, any representation or warranty whatsoever in relation to this property.

