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Bethlehem Chapel
Chapel Road
Llanharan, Mid Glamorgan,
CF72 9QB

Bethlehem Chapel

Asking price **£495,000**

An impressive, unique, chapel conversion offering spacious, well appointed and flexible, living and bedroom accommodation, which retains a wealth of original character features

Spacious detached chapel conversion

Flexible living and bedroom accommodation

Ideal for large or extended family or persons working from home

Potential to create self-contained annex

Impressive first floor living accommodation with vaulted ceiling

A wealth of original features including exposed stone and brickwork plus herringbone wood block flooring

Village location within walking distance to amenities including railway station

Ample off-road parking

Extensive enclosed grounds

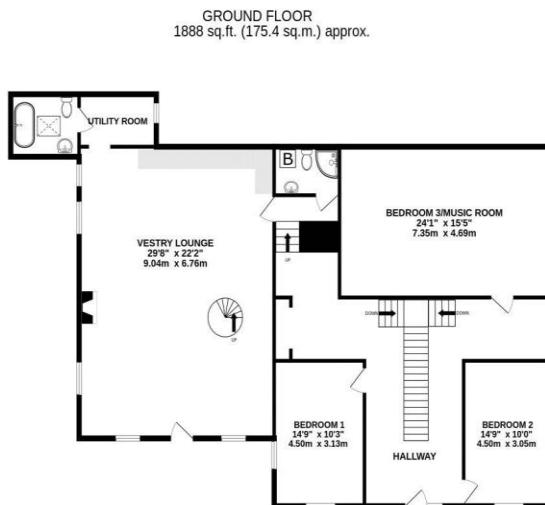
Internal viewing highly recommended





Lovingly converted by the current owners to offer spacious living and bedroom accommodation, whilst retaining many original character features, this four bedroom property must be viewed to be appreciated. It is an ideal property for large or extended families and has potential to create a self-contained annex for multi-generational living.

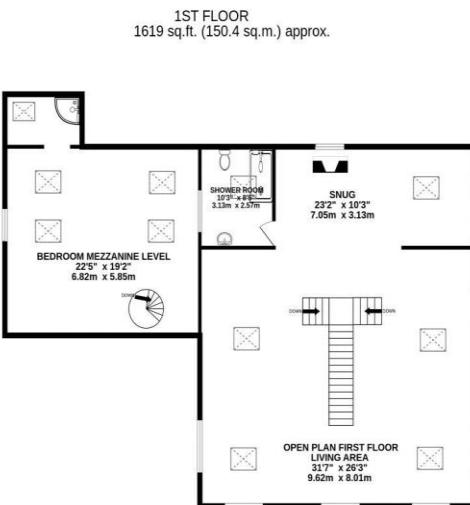
Briefly, the accommodation comprises of a large ENTRANCE HALLWAY, (11'4" x 15'10" plus 6'5" x 31') with stairs rising to the first floor, galleried living accommodation. The hallway is flooded with light from a window to side, plus large velux skylights from the first floor accommodation. Exposed stonework to two walls and built-in storage cupboards. The hallway is flanked by BEDROOM 2, (10'3" x 14'9") and BEDROOM 3, (10' x 14'9") which are both large, dual aspect double bedrooms, with exposed stonework surrounding the windows. BEDROOM 1, (15'5" x 24'2") is a large and 24' long room with window to side, currently used as a music studio.



Finally off the hallway is a SHOWER ROOM housing a white three-piece suite and two gas fired, Baxi boilers. The converted vestry is now an open plan KITCHEN/DINING/LIVING SPACE, (22'1" widening to 23'4" x 29'8") with exposed stonework to all walls, plus exposed herringbone wood block flooring. The room is dual aspect with windows to front and side aspects.

Ornate cast iron spiral stairs lead to a first floor mezzanine level used as a GUEST BEDROOM, (22'3" with diminishing headroom x 19'3") This impressive space also has exposed wood flooring, vaulted ceiling with visible roofing timbers and skylights to both sides. An open doorway leads into an EN-SUITE SHOWER ROOM. Off the kitchen is an UTILITY ROOM, with space and plumbing for white goods plus boiler. Door into a family BATHROOM, (7'10" x 6') white three-piece suite, including freestanding roll top bath and with marble tiling to walls.

Stairs from the entrance hall lead to the hugely impressive open plan galleried LIVING



ACCOMMODATION, (32' max x 28'3" max) arched windows to 3 aspects, high vaulted ceiling with visible roofing timbers and skylights and exposed stonework to walls. This light and airy space offers so many options to potential buyers. It currently offers sitting, reading and music performing areas. Off the sitting area is a SHOWER ROOM/WC with a white three-piece suite, including large shower tray with fitted rainfall and handset shower.

The Chapel offers generous size grounds which include to the front, a large gravel driveway offering parking space for many vehicles, plus a lawned garden with fruit trees planted.

To the side is a gravel sitting area leading to a concrete hard standing with flagstone and sleeper steps leading to the top garden/graveyard. This large area is bordered by mature hedge row and overlap with fencing. The graveyard enjoys far-reaching views over Llanharan village to the countryside beyond.



TOTAL FLOOR AREA : 3507 sq.ft. (325.8 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. These plans are 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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Directions

From Junction 35 of the M4, travel north sign posted Pencoed. Proceed over the next two roundabouts. At the third roundabout, take the third exit and follow this road into and through Llanharan village. After crossing over the railway bridge turn left onto Chapel Road and proceed to the very end where Bethlehem Chapel is found on the right hand side.

Tenure

Freehold

Services

Mains water, electric, gas and drainage

Council Tax Band C

EPC Rating

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

Viewing strictly by appointment through Herbert R Thomas

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