



The Old Chapel, Seend Cleeve

**Winkworth**





## THE OLD CHAPEL, SEEND CLEEVE

Seend SN12 6PY

A fabulous and imaginative conversion of an old, Grade II Listed, Methodist Chapel, juxtaposed with a modern, state of the art extension sitting alongside, creating a spacious and unique home.

Worship ceased in the chapel in 1979 and, whilst the church retained the graveyard behind the house, the current owners have added a linked extension and created modern and light living spaces, using high quality materials, whilst maintaining the original character and features of the old building. The extension has a pre-weathered, zinc roof and elevation with Iroko cladding on the south side, the wooden floors are engineered oak as are all the doors. The ground floor also benefits from underfloor heating and all the toilets are fed using a rainwater harvest system.

Inside, contemporary styling in the kitchen and huge, open-plan living space downstairs sit alongside the smaller, user-friendly utility and office spaces. Cleverly making use of the large ceiling heights, they have created an open reception space which sits, 'floating' over the main living area. Glass walls allow the space to maintain the original openness and look out across the fabulous views to the south. Perfect as a secondary seating area for socialising there are wall mounted sockets for tv and plenty of room for any style of furniture.

From this central space there is access to two double bedrooms at the front of the house which retain the delightful arched windows of the original chapel and which would also make good office space. Between the two bedrooms is a shower room.



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In the new, contemporary side of the property are a basement living area - currently a cinema room - with bifold doors out to the covered terrace and garden beyond. Above this is a bedroom/reception room also with full width bifold doors and balcony, again overlooking the beautiful southerly views. On the top floor is the master bedroom with fitted cupboards lining one wall and sliding doors open on to the garden and views, with juliet balcony and large ensuite bathroom with separate shower. A further bedroom, again with a long run of fitted cupboards, sits to the front of the house with ensuite shower.

On the ground level, to the front of the property is the double garage which provides parking for two cars behind the electric doors. There is room for one car to pull up off the road to the front and an electric car charging point.

The garden to the rear is partially walled and laid to lawn. There is a shed for storage and a range of fruit trees.

For those who like high tech features, the property has been fitted with a security alarm system, cctv with remote monitoring, interconnecting smoke and fire detection, sonos music system with in-ceiling sonance speakers in all key rooms and the cinema room has dolby in-wall speakers, amplifier, blu-ray DVD system and auto drop down hi resolution screen and 4k projector.









## LOCATION

Seend Cleeve is part of the pretty village of Seend, together home to a thriving community which between them have a variety of village amenities including a Post office/general store, two public houses, a village hall, playing field and church. There is an excellent primary school in Seend with secondary schools within five miles. In the private sector, St Margaret's and St Mary's Calne, Dauntsey's and Warminster schools are all within easy daily commuting and State Sector, Lavington School, Devizes School and Melksham Oak are all a short drive away.

The pretty market town of Devizes is just five miles away and has several supermarkets including M & S Food and Sainsbury plus plenty of independent shops and bars plus a vibrant weekly produce and antiques market. There is a lively annual timetable of festivals and events in the town along with a cinema (due to reopen soon), theatre, library and museum.

The historic Kennet and Avon Canal runs next to the Barge Inn and it is a super walk up the locks to the town. There is beautiful countryside all around with opportunities for riding, cycling and walking with golf clubs at nearby North Wilts and Bowood and plenty of gyms and sports clubs in the nearby towns and villages.

The historic cities of Bath and Salisbury are nearby and there are stations within half an hour at Chippenham and Pewsey running into Paddington in just over an hour.

Road links are also good with J17 of the M4 a 20 minute drive away.



## DIRECTIONS

From our offices in the Market Place head North towards the brewery and continue over the mini roundabout, past the Esso garage, continuing along this road out of the town. Continue travelling down Caen Hill and take the left fork at the traffic lights signed to Seend. Go through the village of Seend and through the narrowed s bend then take the right hand turn at the crossroads into Bollands Hill. After 500 yards turn left along Pelch Lane and continue along here for approx.  $\frac{3}{4}$  mile. The property will be on your right.



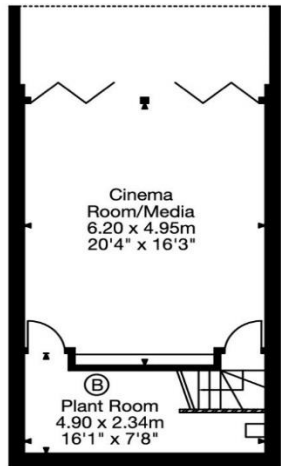




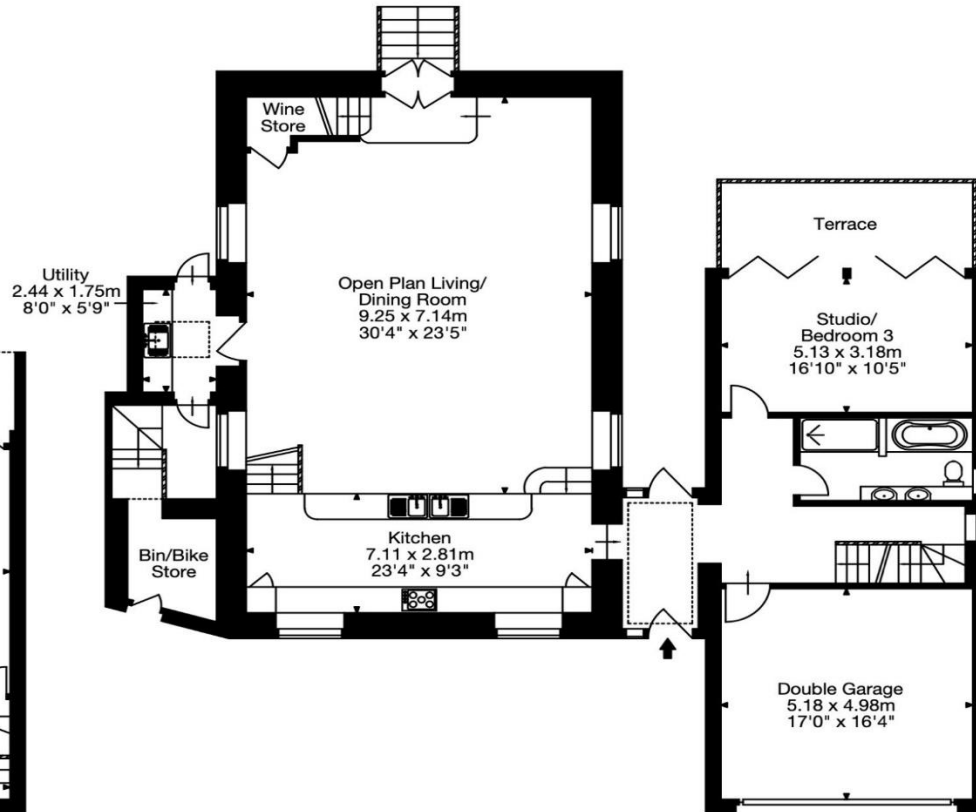
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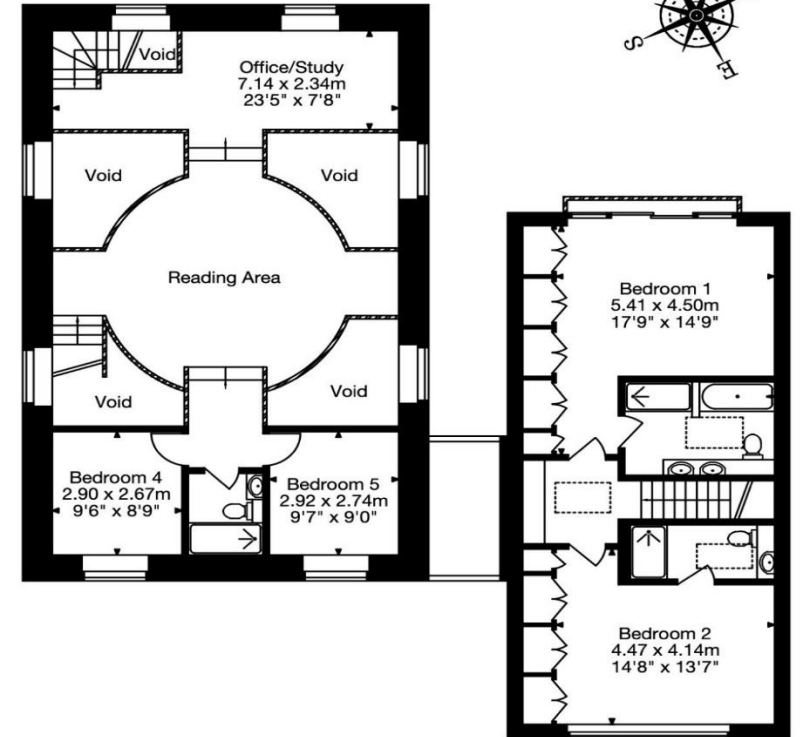
The Old Chapel,  
 Pelch Lane,  
 Seend Cleeve,  
 SN12 6PY  
 Main House  
 3664 Sq Ft - 340 Sq M  
 Garage  
 278 Sq Ft - 26 Sq M  
 Total Area  
 3942 Sq Ft - 366 Sq M



Lower Ground Floor



Ground Floor



First Floor

