



Bones Lane, Newchapel, Lingfield, RH7

To arrange a viewing or valuation call 01293 775 518

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Mayhews

A rare opportunity to complete the transformation of this former village hall into a striking 2,500 sq ft family home. Set on a 0.25-acre plot in a peaceful countryside location within easy reach of East Grinstead, Horley, and Gatwick, it features grand full-height windows & vaulted ceilings. Not for the faint-hearted, but for those ready to take on a rewarding project, the potential here is truly exceptional.

Key Features

- **5/6 Bedrooms**
- **4 Bath/Shower rooms**
- **32 x 30ft Open plan Reception Hall**
- **Feature double height windows**
- **Beautiful fireplaces**
- **20 ft Kitchen Dining room**
- **0.25 of acre plot**

Description

Newchapel Village Hall is certainly not for the fainthearted - but for those seeking a unique project with huge potential, it could be something truly special. Set in the picturesque hamlet of Newchapel, surrounded by fields yet within easy reach of East Grinstead, Horley, and Gatwick, this impressive former village hall offers the chance to complete an exciting transformation into a stunning family home of approximately 2,500 sq ft.

Originally granted planning permission for conversion in 2018, the property has already undergone significant works. The ground floor features a magnificent 32ft x 30ft open-plan living space - the former hall - showcasing full height windows, fireplaces, and partially vaulted ceilings, creating an incredible sense of volume and character. There is also a 20ft kitchen/dining room, utility room, family bathroom, and a further versatile room currently used as a bedroom but equally suitable as a study, playroom, or snug.

Upstairs, the property offers five bedrooms and three bath/shower rooms, including an impressive 22ft x 12ft principal suite with walk-in wardrobe and ensuite bathroom.

While much of the work has been completed, some elements remain outstanding, and the property does

not currently have signed-off building regulations. This gives the incoming buyer the opportunity to finish the home to their own specification and taste.

Occupying a plot of approximately 0.25 acres, there is ample space for parking, gardens, and outbuildings, subject to clever landscaping. The property is currently serviced by a cesspit, which may benefit from future upgrading.

This is a property that will either excite or intimidate - and if it's the former, it could be the perfect challenge. With vision, dedication, and some hard work, Newchapel Village Hall could become one of the area's most extraordinary homes.

Accommodation

Open Plan Reception Hall 30'4" x 32'10" (9.25m x 10m)

Kitchen Dining Room 20'4" x 13'8" (6.2m x 4.17m)

Utility Room 10'7" x 9'11" (3.23m x 3.02m)

Playroom/Office 12'10" x 10'8" (3.9m x 3.25m)

Bathroom 10' x 7'8" (3.05m x 2.34m)

Entrance Hall

Master Bedroom 23'6" x 12'1" (7.16m x 3.68m)

Ensuite Bathroom

Walk in Wardrobe

Bedroom 12'9" x 9'10" (3.89m x 3m)

Bedroom 10'8" x 9'1" (3.25m x 2.77m)

Bedroom 10'4" x 11'7" (3.15m x 3.53m)

Bedroom 9'9" x 7'2" (2.97m x 2.18m)

Bathroom 7'9" x 7'1" (2.36m x 2.16m)

Shower Room 9'1" x 4'9" (2.77m x 1.45m)

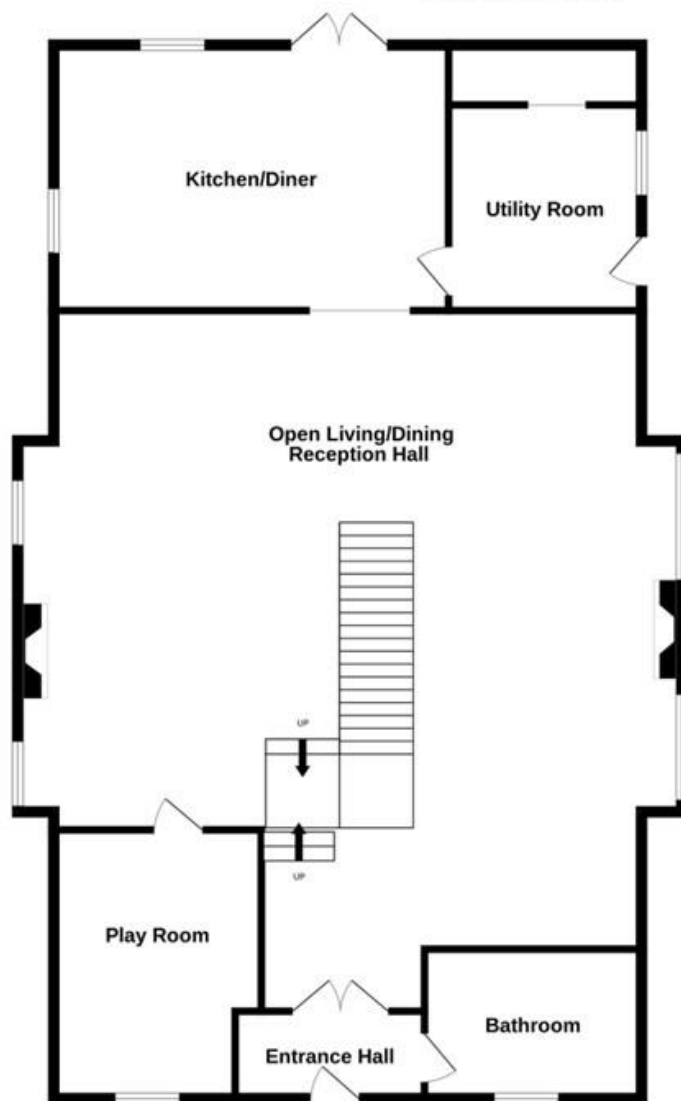
Viewing

Strictly by appointment with Mayhew Estates
01293 775518

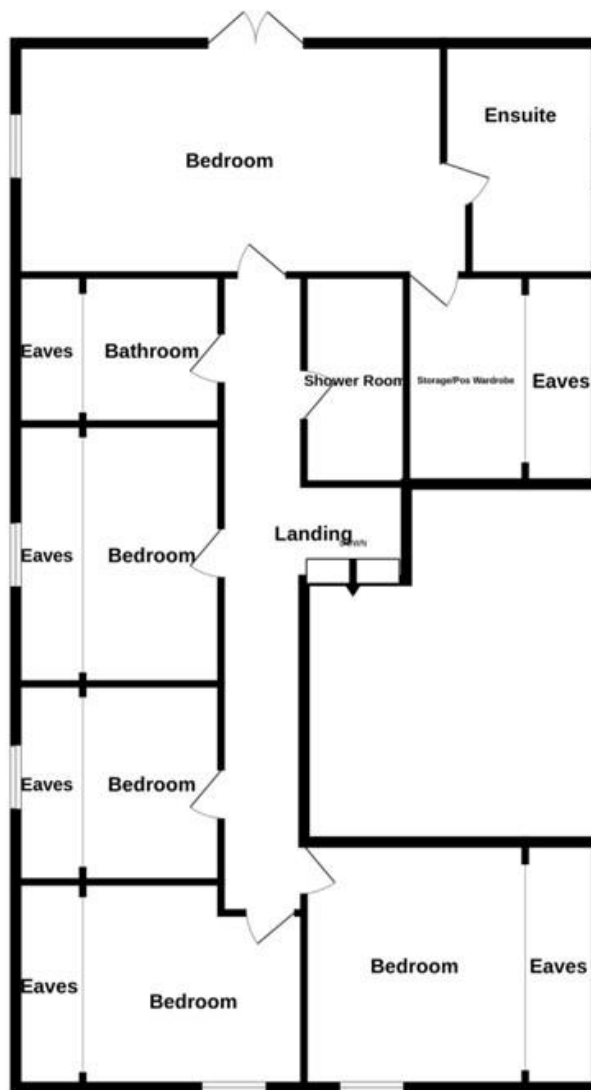
Guide Price £600,000 - £650,000



Ground floor



1st floor



Important Notice

Mayhew Estates give notice that: All dimensions are approximate and are quoted for guidance only. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We have been advised by the vendor of the freehold/leasehold status of the property and you should have this, together with any other information provided concerning the tenure of the property, checked by your solicitor. The position regarding fixtures and fittings and, where the property has been extended/converted, the position regarding planning approval and building regulation compliance, should also be checked by your solicitor. These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All parties must themselves verify their accuracy.



Horley Sales 01293 775 518
2 High Street, Horley, Surrey, RH6 7AY
horley@mayhewestates.co.uk