

The Old Chapel, Church Road, East Huntspill TA9 3NG

£800,000 Freehold

COOPER AND TANNER



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6 3 5 EPC E £800,000 Freehold

## Description

An immaculate, beautiful, light-filled, warm and welcoming 6-bedroom, contemporary chapel conversion blending historic architectural heritage with premium, modern-day luxury.

Positioned in the heart of desirable central Somerset, not far from both historic Wells and vibrant Glastonbury, this striking former chapel has undergone a masterful, sympathetic transformation. Extending to six bedrooms, the property offers a rare combination of breathtaking, double-height architectural design and high-end, turn-key comfort. Immaculately presented throughout, this residence is tailored for design-conscious families seeking space, light and distinctive character.

## The Living Spaces

Whilst embracing the space and light of the chapel interior with its soaring windows, it is also a warm and welcoming home with a practical and desirable layout for modern living. Bespoke double-glazed stained-glass windows serve as living art, casting beautiful, colourful light patterns across the crisp, immaculate and extensive interior throughout the day. The sympathetic conversion has retained many original features, including beams from the original vaulted chapel ceiling and beautiful, ecclesiastical windows, whilst elegantly incorporating sleek kitchen and bathrooms, zoned underfloor heating, automated lighting features, and a fabulous bespoke floating staircase.

## Bedrooms and Versatility

With six beautifully appointed bedrooms, the accommodation offers exceptional versatility. The principal suites feature luxurious contemporary finishes, while the other double bedrooms, each with their own character and charm, provide ample space for a large family, multi-generational living, or dedicated, quiet home office spaces tailored for modern remote working.

## Warmth and Efficiency

Every structural detail of the conversion has been engineered for optimal modern comfort whilst respecting the architectural heritage. To enhance the energy efficiency, the living areas benefit from economically zoned underfloor heating, ensuring consistent ambient temperatures where needed, and high-specification double-glazing is fitted to the heritage window frames. The property redefines the expectations of historic living, offering improved thermal efficiency for everyday comfort within a distinctive and characterful setting.



















## Outside, Parking and Grounds

Landscaped, level gardens, driveway and garage frame the plot in beautiful contrasting colours against the warm red brick of the chapel. Shingle and paved pathways and terraces provide plenty of places to sit and relax looking out across lawned areas bordered by flower beds full of colour and texture, whilst mature trees and hedging provide shade and privacy. There is ample parking provision on the driveway with access to the single garage.



The village of East Huntspill has a church, school, cricket ground, public house, village hall and bus service. It is also well placed for junctions 22 and 23 of the M5 (approx. 2.5 miles) providing excellent access to Bristol, Taunton, Exeter and the M4 corridor and is also ideally situated for commuting to Bridgwater, Weston-super-Mare, Wells, Glastonbury and Street. There is also a mainline railway link at Highbridge (approx. 2.5 miles).

The larger town of Burnham-on-Sea (approx. 3.5 miles) is a popular seaside resort offering a wealth of activities to suit every taste. The town offers excellent facilities with shops, building societies, library, theatre, medical centre and cottage hospital. There are a wealth of leisure facilities including the indoor heated swimming pool, Burnham and Berrow Championship Golf Links and a Sports Centre at King Alfred School. There are also tennis, bowls and cricket clubs along with numerous other societies and associations.







**Local Information** East Huntspill

**Local Council:** Somerset

**Council Tax Band:** F

**Heating:** LPG (1500L buried gas tank)

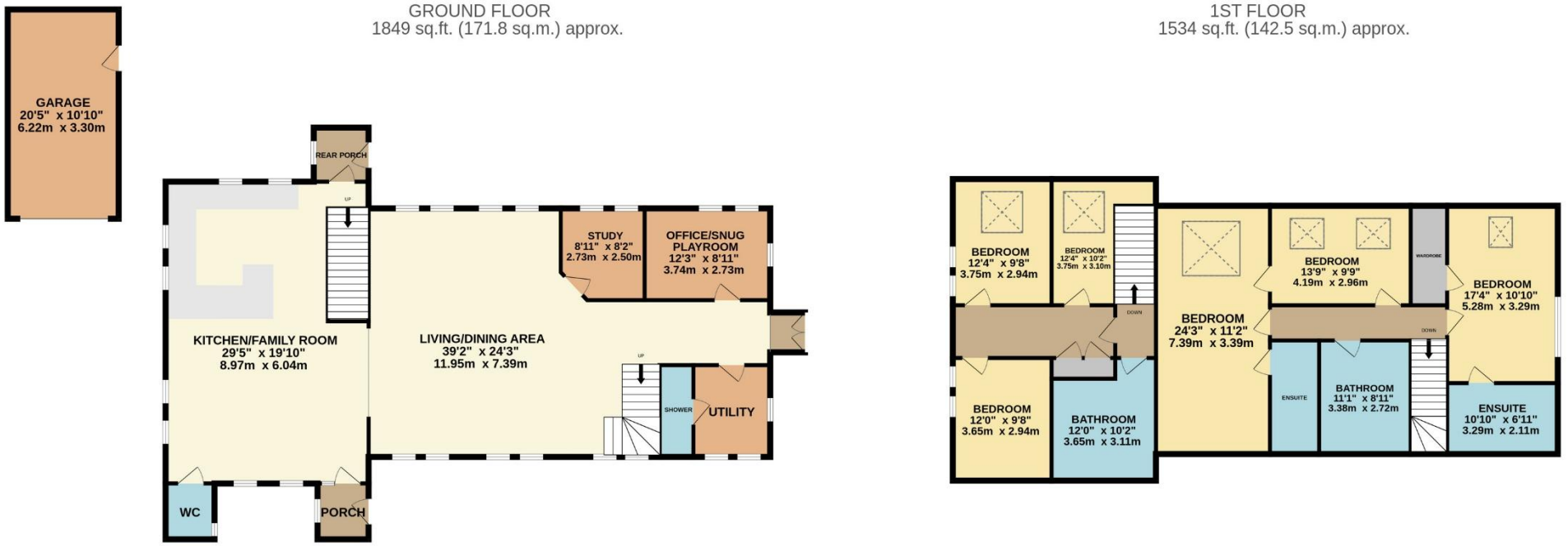
**Services:** Mains electricity, water and drainage

**Tenure:** Freehold

**Motorway Links**
- M5

**Train Links**
- Highbridge

**Nearest Schools**
- East Huntspill Primary Academy
- King Alfred School Academy




TOTAL FLOOR AREA : 3383 sq.ft. (314.3 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. This plan is 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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