



THE OLD CHAPEL  
Boltby, Thirsk



**GSC GRAYS**  
PROPERTY • ESTATES • LAND



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# THE OLD CHAPEL

Thirsk, YO7 2DY

The Old Chapel is a skilful conversion offering four bedroom characterful accommodation, positioned on an elevated plot on the outskirts of the picturesque North Yorkshire village of Boltby within the North York Moors National Park with gardens to three sides, double garage and off-street parking.

## ACCOMMODATION

- Converted chapel
- Convenient location
- Four bedrooms
- Home office with separate entrance
- Double garage
- Characterful home with original features
- Off-street parking
- Large gardens on a corner plot



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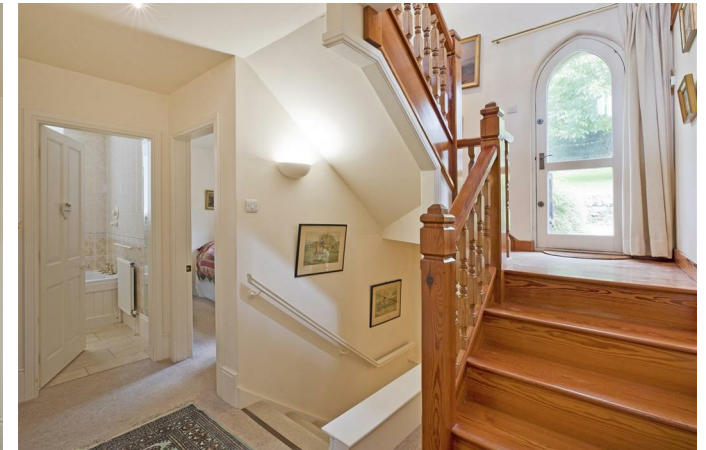
## Description

The Old Chapel is a super home which will appeal to a variety of purchasers. Converted a number of years ago to create a four bedroom dwelling, the property would now benefit from cosmetic updating to realise its full potential. Offering flexible accommodation, the home retains many original features such as the stone mullioned arched windows and the exposed beams in the fantastic upper floor living accommodation. Currently offering four bedrooms the property briefly comprises:

Lower ground floor: Utility room with storage off, wc, study with door providing easy access to the garden.

Ground floor: Principal bedroom with ensuite bathroom, single bedroom, family bathroom, double bedroom with built-in wardrobes and a further double bedroom with built-in wardrobes and ensuite shower.

Upper floor: stunning, open-plan living-dining-kitchen encompassing the original beams and light filled from the clever use of velux windows.







### Situation and Amenities

The property sits on the edge of the highly sought-after village of Boltby. The village is on the edge of the North York Moors National Park and approximately five miles to the north east of the market town of Thirsk. Benefiting from peaceful, rural surroundings the property is also conveniently close to the A19 which provides direct access to the nearby market towns of Thirsk and Northallerton, also linking to the A1(M) which leads to Harrogate and Leeds to the south. The area is home to some excellent public houses and restaurants and there are several noteworthy schools within easy reach including Ripon Grammar, Queen Mary's, Ampleforth College and Yarm.

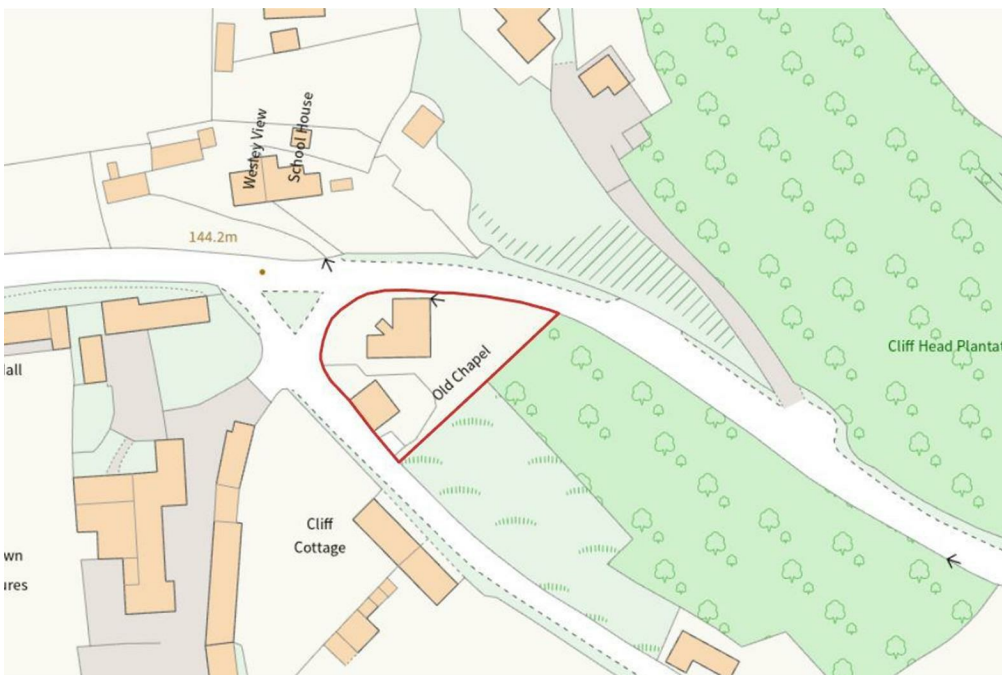
### Externally

The property has a driveway providing off-street parking for a number of vehicles. There is a detached double garage and store. Steps and paths meander around the property and there are lawned gardens and patio areas.

### Tenure

Freehold with vacant possession





## Local Authority and Council Tax Band

North Yorkshire Council. Tax Band G

## Services and Other Information

Oil fired central heating, mains water, drainage to a septic tank.

## Particulars and Photographs

Particulars were written and photographs taken in August 2024.

## What 3 Words

reclined.shepherds.nutrients

## Viewings

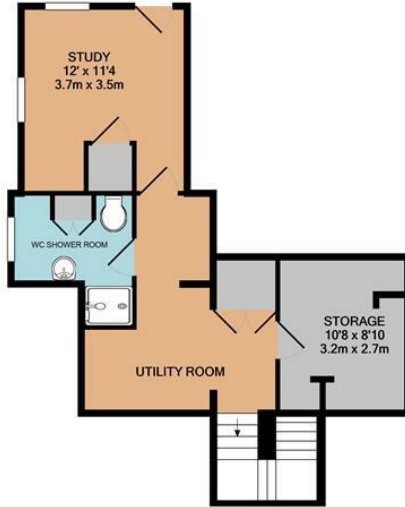
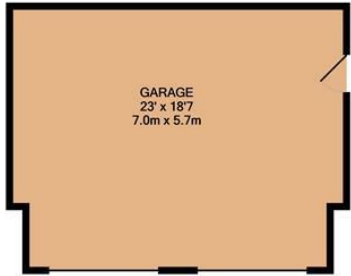
By appointment with GSC Grays 01423 590 500

## Disclaimer

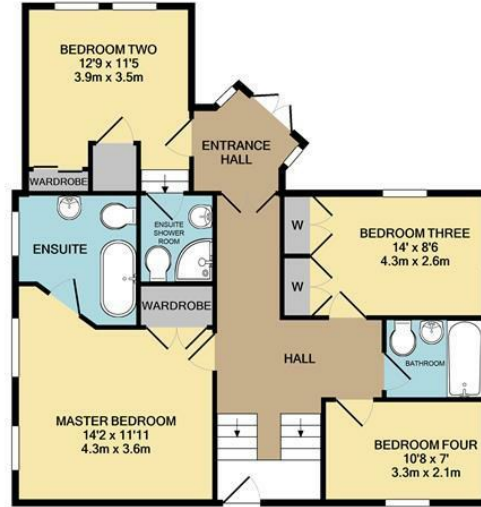
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6. Please discuss with us any aspects that are important to you prior to travelling to the property.





LOWER GROUND FLOOR  
APPROX. FLOOR  
AREA 898 SQ.FT.  
(83.4 SQ.M.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 862 SQ.FT.  
(80.1 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR  
AREA 884 SQ.FT.  
(81.5 SQ.M.)



TOTAL APPROX. FLOOR AREA EXCLUDING GARAGE 2015 SQ.FT. (187.3)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>	47	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

