

# Superb Modern Five Bedroomed Church Conversion in Vibrant Exclusive Village For Sale Freehold

The Old Methodist Church | The Broadway | Woodhall Spa | LN10 6ST



Recently Completed Works to Create Open Plan Residential Conversion Extending to Over 550sqm, 5,900sqft and Offering a High Level of Residential Amenity  
A Unique Opportunity to Acquire this Historic Property Close to The Broadway with a Full Range of Amenities Including The National Golf Centre, Woodland Walks and Well Regarded Boutique Shops, Delicatessens and Restaurants

For Sale Freehold with No ONWARD CHAIN  
£950,000 Subject to Contract

**poyntons** consultancy  
PROPERTY MARKETING SPECIALISTS

01205 361694  
www.poyntons.com  
sales@poyntons.com



## Location...

Evolved around a mineral spring, the wooded village of Woodhall Spa is a popular tourist destination and residential location located in the centre of the County of Lincolnshire.

Woodhall Spa is located approximately 15 miles to the south-east of Lincoln where the dual carriageway A46 links to the A1 trunk road.

The coastal resorts are approximately 20 miles to the east with the M180 being 20 miles to the north and Boston approximately 10 miles to the south-east.

The village has a population of approximately 4,000 residents and is home to the National Golf Centre with the Bracken Golf Course as well as the Hotchkin which is consistently rated as one of the world's finest golf courses.

Woodhall Spa is home to the well-regarded St Hughes School, a private preparatory school and nearby Queen Elizabeth Grammar School and the Banovallum School located in Horncastle approximately 7 miles to the west.

The town has a strong retail offering with a number of boutique businesses, delicatessen, cafes restaurants and public houses.

Other nearby destinations within Woodhall Spa include the Woodhall Spa Manor, the Tower on the Moor, the well regarded Kinema in the Woods, one of the oldest cinemas in Britain, a number of woodland walks, the property being located close to one of the main woodland walks and a strong range of other amenities including a well-regarded medical practice, schools, churches and supermarkets.

## Description...

The former Wesleyan Chapel comprises a large and luxurious two storey residential conversion with a small room in the tower.

Most of the accommodation is centred around a lounge double height atrium with balcony, around which are located the principal reception rooms, kitchen and bedrooms. The property also has a cellar which is used for storage.

## Accommodation...

### Entrance Porch

Having solid timber original entrance doors, attractive tiled floor and leaded windows.

### Inner Hall

Having half panelled glazed doors and Second Staircase to First Floor.

**Main Atria**.....11.8m x 5m ave  
Having double height space with impressive carved ceiling, beams, balconies and atria with split return glass and concrete staircase.

**Kitchen**.....5.2m x 4.6m  
Having a solid oak kitchen with quartz worktops, inset sink with complementing tiled splashbacks, 4 door full height unit, 4 door full height cupboard with display shelves, range cooker, quartz granite topped island unit with 4 pan drawers under, space for refrigeration and domestic appliances.

### Walk in Pantry

### Rear Entrance

**Utility with Store**.....4.3m x 2.7m

### Boot Room with WC

**Dining Room**.....5.1m x 5.7m

Having glass wall to atria.

### WC and Dressing Room

Having WC, pedestal hand basin and coat hooks.

### Cinema Room and Store

Being soundproofed with seating for 9 and a Dolby Atmos 7 speaker surround sound system.

**Bedroom/Office**.....4.9m x 2.6m

### En-suite Bathroom

Having bath, WC, pedestal handbasin and being fully tiled.

**Bedroom**.....4.9m x 2.6m

### En-suite Bathroom

Having bath, WC, pedestal handbasin and being fully tiled.

## First Floor

Having galleried balcony, 2 large lounge areas, steps down to a mezzanine sitting area, master suite and 2 further bedrooms with en-suites off.

**Master Bedroom**.....4m x 4.9m

Having double height vaulted ceilings and impressive oriel window.

**Dressing Room**.....4.6m x 1.8m

### En-Suite Double Bathroom

With double pedestal basins, walk-in shower, WC and double baths.

**Landing Area**.....5m x 3.1m

**Bedroom**.....4.5m x 2.7m

### En-suite Shower Room

Having WC and pedestal hand basin.

**Mezzanine Atria Area**.....9m x 3m ave

Overhanging the ground floor.

**Tower Entrance** leading to first room within the tower having fitted bookshelves. Above which is the Spire Room having a star ceiling.

**Bedroom**.....4.5m x 2.7m

### En-suite Shower Room

Having WC and pedestal hand basin.

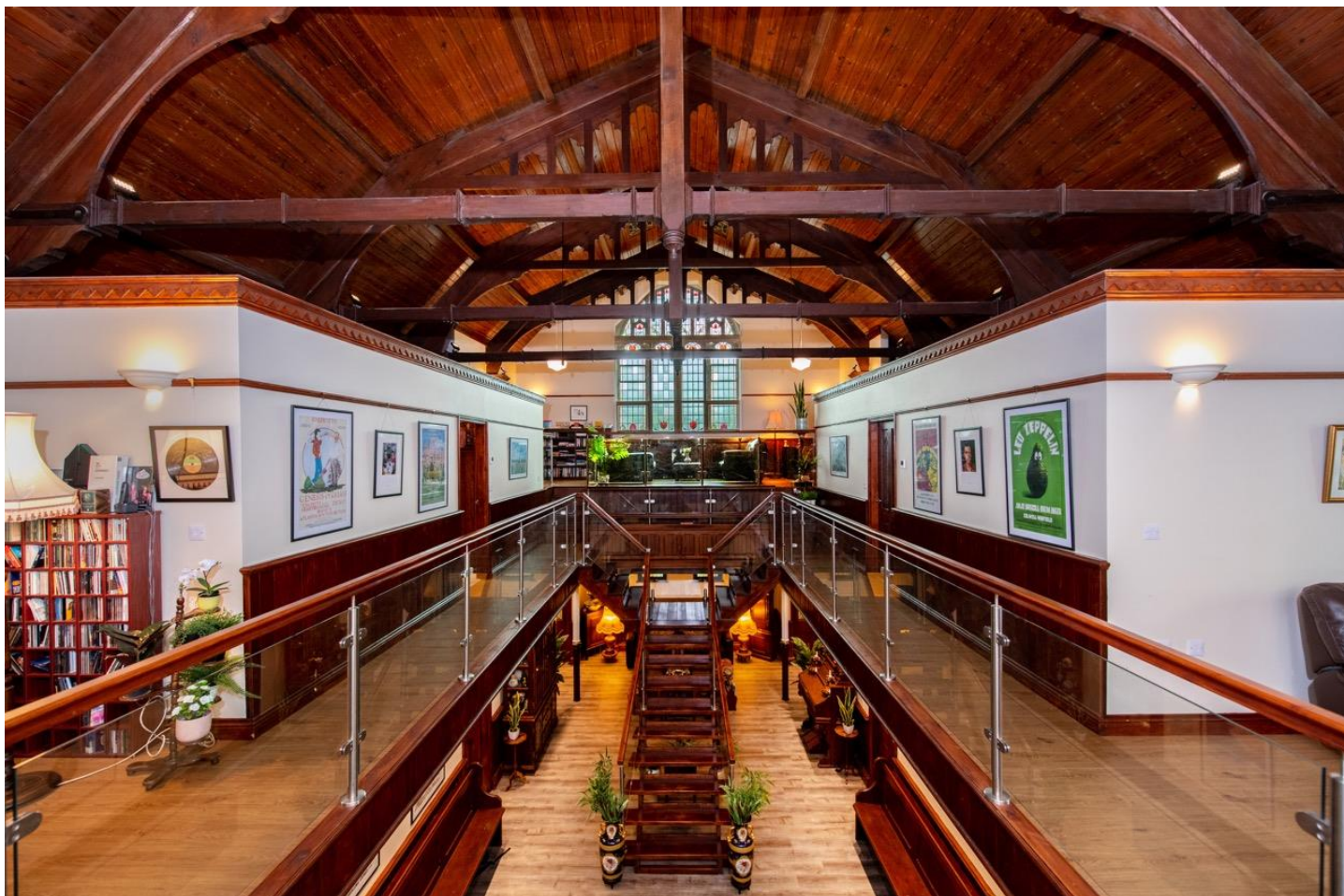
**Landing Area**.....5m x 3.1m



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### Outside...

The property has unrestricted on-street parking. There is a path to the rear of the property leading to a private enclosed courtyard. To the front of the property is a formal laid out hedge with patio.

### Agents Note...

The property has mains services and gas central heating. It has been refurbished to a high specification with zoned underfloor heating, Cat 6 networking, sprinkler system, CCTV inside and out, fire suppression system and heat reclamation unit. Cinema furniture and equipment may be available by separate negotiation.

### Tenure...

The property is available for sale freehold.

### Outgoings...

The property is rated at Council Tax Band G.

### EPC...

The property has an Energy Performance Asset Rating C69. Full details are available on request.

### Viewing...

All viewings are to be made by appointment through the agent.

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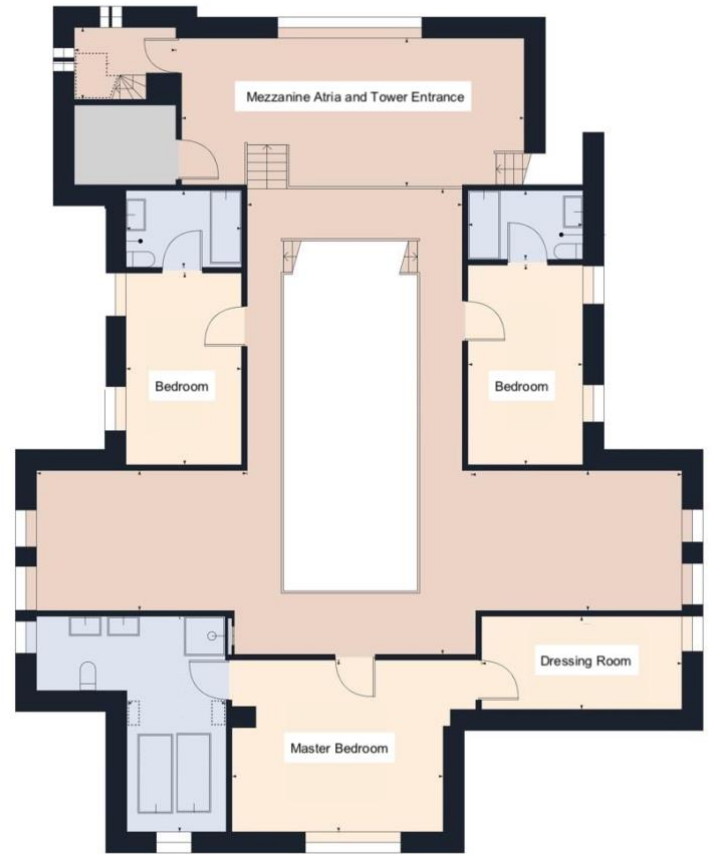
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## History...

Located adjacent to the Broadway, The Old Methodist Church has a rich history spanning 115 years, two world wars and myriad events which have made it a cornerstone of the local community. Work on the current building began on 29 January 1907, having been made possible thanks to a series of fundraising events which had taken place over the previous year.

Formally opened, on 5 August 1907, and described as "quite an ornament to the Spa", the chapel was complete with vestries and an organ chamber next to one of the transepts, which the choir would use.

As well as holding Sunday-school and christening events, the chapel played host to various midweek meetings and clubs, until World War II broke out and the building's schoolroom was commandeered by the British Army for use as a cook room.

More recently the property was granted a change of use in 1994 from church to general offices until offered for sale with vacant possession in 2018 when the current owner decided to purchase the building. Permission was sought to covert to residential and works commenced to bring the property to the standard viewed today.

Full Planning Permission was granted but not implemented in June 2022 for the addition of a sunroom off the kitchen.



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