The Old Chapel
ESTATE AGENTS
Cridland
& Co.
SPIRE & SHIRE

Mill Lane, Lower Heyford, OX25 5PG

Offers Over £800,000

This is a chance to be the custodian of something really special. Huge character, wonderful living space and light, a real one-off that will cosset and amuse in equal measure.

Musicians, actors, artists, form an orderly queue! A converted Victorian chapel of c.2,500 sq ft including a magnificent 32 ft double height living room with grand gallery to rear. 4 bedrooms, 3 bathrooms, large kitchen & utility, tucked away on a short lane leading down to the canal and green.

Lower Heyford is a delightful village. Nestling in a valley with the River Cherwell parallel to the Oxford canal, farmland surrounds the village and the local scenery is wonderful. There is a good local school, a lovely old pub, local store, and access to all points of the compass is exceptional with the M40 and A34 close by and the Cherwell Valley railway line Heyford station within the village. For those looking for a rural existence combined with nearby access to all amenities, there are few better villages in North Oxfordshire.

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Our clients have been involved in theatre for many years, and even if we didn't know this, we might have guessed! This isn't just a converted chapel, it's an event. Whoever converted it understood that to create a home from a building of this type you have to play to its strengths and drama. High-mounted windows bring in wonderful natural light, so keeping the principle living space open right up to the roof takes advantage of that in providing a majestic entertaining space. Creating a gallery to the rear also had the positive effect of providing the perfect opportunity for a grand entrance by the lady of the house greeting her guests! Of course we say this with tongues firmly in cheek, but in all seriousness there is a huge sense of occasion to visiting this house. Whether you're a lover of architecture, a keen musician looking for the perfect acoustics, or perhaps a painter needing constant natural light, it's unlikely you'll find anything similarly alluring. As you may have gathered, this is our sort of house...

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From the entrance door onwards this is no ordinary house. A front door complete with original Victorian latches and locks opens into a vestibule large enough to house coats, hats, key table etc with room to spare (it currently houses a pew!), and a pair of timber doors open into the living room. Few first impressions have this much impact. A visual feast, everywhere you look there is much to raise a smile. All around you are classically Gothic windows flooding the room with light, beneath which is panelling all around the lower part of the walls. The thick oak block herringbone parquet flooring has a delightful patina. Cruck form roof timbers run a perfect semi circle from side walls across the roof span. And to the side a staircase runs uninterrupted up to a glorious gallery, so deep that it currently houses a sofa, desk etc with room to spare... The size is such that it takes a few moments to take everything in, we sell cottages smaller than this living room! But where some barns or chapels can be austere or unwelcoming, here we have a warm, inviting and comfy (not to mention gloriously Bohemian) space that entices you to sit down and relax - preferably with a glass of something in your hand and music filling the air.

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With such a room as the central focus, what else is there to enjoy? A surprising amount of both character and practicality. To the left is an inner hall perfect for everyday storage, to the side of which you find the first of three bathing facilities, here in the form of a shower room that is perfectly appointed. Behind the living room, doors to either end of the rear wall access the kitchen. The same warm and patinated wood floor continues through here, as does the wall panelling. Timeless farmhouse style units run down one side, complete with the ubiquitous range cooker and Belfast style sink. It's such a large room that a central island towards one end leaves more than enough room for a large table and chairs to the other, quite apart from there being ample room for the largest of dressers and the like. And just next door there is a utility room, containing another sink and a further range of cupboards. Note the stable door to the side opens onto a slender courtyard to the side of the house, and another internal door leads through another internal hall to yet another exterior door.

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Behind the kitchen another inner hall leads first to the conservatory, which is an elegant wooden affair in very much Victorian style, large and sheltered enough that the vendors use it daily. Also off the hall are the first two bedrooms. Currently the smaller of the two is used as a quiet/ tv room at present, but would equally serve ideally as a generous bedroom. The larger is equipped with a good range of cupboards to one side wall, and the en-suite to it is surprisingly large, including a raised bath.

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Upstairs, pause at the top to enjoy the delight of the gallery. The view back across the living room is quite stunning, but the floor itself is also very useful as it could provide a generous work area or more seating space with equal ease. Take the door to the rear and you come into a long, interesting hall that continues the character of the building with its curved roof joists along with the tops of the Gothic windows peeping up through the floor. As elsewhere, size is the theme with store cupboards to one side and shelving to the other leaving more than enough room for a chair placed next to the side and roof windows - an ideal place for a quiet read. Two more bedrooms are to be found here, the first on the right a well proportioned double with masses of light through the roof light window, and containing wardrobe storage. And to the end of the hall is what we would term the main suite, with a door accessing an inner hall off which is both a pretty, modern bathroom and a large main bedroom. When we say large we mean it. The end wall is entirely populated by wardrobe and store cupboards. The first roof light window is perfectly placed for the dressing table currently sat beneath it. Then there is acres of space before you reach the bed, either side of which the vendor has chests, chairs and side tables that barely interrupt the floor space. It's a wonderful bedroom by most measures.

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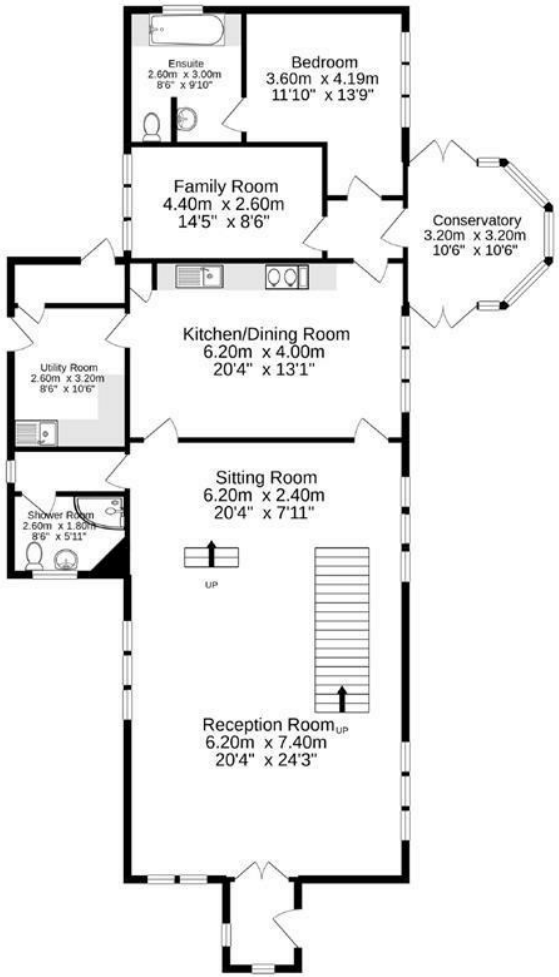
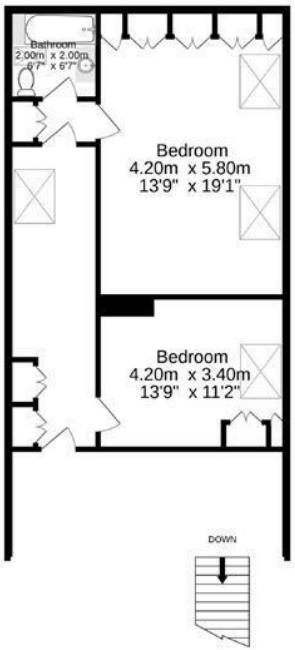
- So much history & charm
- Up to four ample bedrooms
- Discreet walled garden
- Galleried landing
- Generous kitchen/ dining room
- Gravelled driveway parking
- Vaulted ceilings & high windows
- Three bathrooms

Ground Floor
150.4 sq.m. (1618 sq.ft.) approx.



1st Floor
75.2 sq.m. (809 sq.ft.) approx.



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TOTAL FLOOR AREA : 225.5 sq.m. (2427 sq.ft.) approx.

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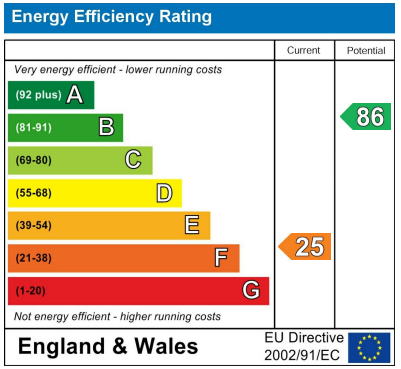

to discuss this property or to arrange a viewing please call, or drop us a line

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