



**The Memorial Chapel, Magnet Lane, Bilton, Rugby**  
**£650,000**





# The Memorial Chapel, Magnet Lane, Bilton, Rugby

Crowhurst Gale Estate Agents are pleased to present this exciting and rare opportunity to purchase a piece of local history. The Memorial Chapel offers a unique fusion of Grade II listed character, structure and fascinating architecture allied with the modern comforts of a spacious five bedroom family home. The Chapel was originally built around 1890 in the Victorian Gothic Revival style and underwent a full renovation in 2004 which included a sizeable and sympathetic extension to provide every modern luxury. This exceptional conversion has created substantial and spectacular accommodation set over two floors and briefly comprises of : Entrance hall, stunning lounge/dining area, kitchen/diner, five bedrooms, two bedrooms with en suite facilities. The home further benefits from double glazing, gas central heating, rear and side gardens, ample off road parking and double garage. Viewing comes highly recommended to truly appreciate all this wonderful home has to offer.

## Frontage

Secure gated entry with gravel drive providing ample off road parking. Access to double garage via up and over doors. Wrought Iron gate to front garden. Mainly laid to lawn with various shrub and herbaceous borders. Further gate giving access into rear garden. Path leading to:

## Entrance Porch

Enter via wooden door. Outside courtesy light. Tiled flooring. Glazed door into:

## Entrance Hall

Stairs rising to first floor open plan Lounge/Dining room area. Tiled flooring. Two radiators. Step ladder leading to Church Tower and Loft area. Feature stain glass window to side aspect. Steps down into further accommodation.

## Inner Lobby

Tiled floor. Door to storage cupboard housing floor mounted gas boiler. Further storage cupboard with shelving. Double glazed window to front aspect. Floor to ceiling glazed windows to rear aspect. Glazed door onto patio and garden area. Thoroughfare into:





**Kitchen/Diner 15'10" x 15'8" (4.83m x 4.80m )**

Two sets of double glazed french doors leading onto rear garden. Double glazed window to front aspect. A range of eye and base level units with work top surfaces, inset one and a half enamel sink unit with drainer and mixer tap over. Tiled splash back area. Fitted Rangemaster Range cooker with gas hob and dual fuel ovens below and extractor above. Space and plumbing for washing machine. Fitted dishwasher. Space for American style fridge/freezer. Ceiling spotlights, continuation of tiled floor. Stairs leading to:

**First Floor Landing**

Double glazed window to front aspect. Vaulted ceiling. Doors to:

**Bedroom One 19'1" x 16'2" max (5.83m x 4.95m max)**

Two double glazed windows to rear aspect with further double glazed window to front aspect. Feature stain glass to side aspect. A range of fitted wardrobes. Three radiators . Access to loft space. Door to:

**En Suite**

Double glazed opaque window to front aspect. A part tiled suite comprising: P shaped panelled bath with mains fitted shower over. Low level W.C, vanity unit with inset wash hand basin.

**Bedroom Two 15'3" x 10'4" (4.67m x 3.16m )**

Double glazed window to front and rear aspect. Two radiators. Door to:

**En Suite Shower Room**

Double glazed opaque velux window to rear aspect. Tiled shower cubicle with electric shower fitted. Low level W.C, vanity unit with inset wash hand basin.

**Lounge/Dining Area 38'6" x 15'11" (11.76m x 4.86m )**

Feature led stain glass windows to front and rear aspect. Further stone Mullion windows to side aspect. Three radiators.

**Inner Hallyway**

Double glazed windows to rear aspect out looking onto rear garden. Doors to:

**Bedroom Three 17'4" x 11'11" (5.30m x 3.65m)**

Double glazed stone Mullion windows to front and side aspect. Two radiators.

**Shower Room**

Double glazed stone Mullion window to rear aspect. A part tiled suite comprising: double tiled shower cubicle. Low level W.C, vanity unit with inset wash hand basin. Extractor fan.

**Bedroom Four 10'11" x 9'9" (3.33m x 2.99m)**

Double glazed stone Mullion window to front aspect. Radiator. Door to storage cupboard.

**Bedroom Five 11'3" x 6'6" (3.43m x 1.99m)**

Double glazed stone Mullion window to front aspect. Radiator. Door to storage cupboard.

**Rear Garden & Side Garden**

Large patio area ideal for entertaining and alfresco dining. Various slate and gravel beds. Low level brick wall.

Remainder laid to lawn with shrub and herbaceous borders leading onto vegetation planting area. Enclosed by various hedging. Two storage sheds. Gravel path leading to the frontage area and parking.

**Double Garage**

Up and over doors. Power and light connected. Personal door into rear garden.

**Agents Notes**

Please note the EPC for the property was only carried out to the new part of the building. This is because Grade II listed buildings to not require an EPC.

**Local Authority**

Rugby Borough Council

**Tax Band**

Tax Band: F



**Tenure**

Freehold

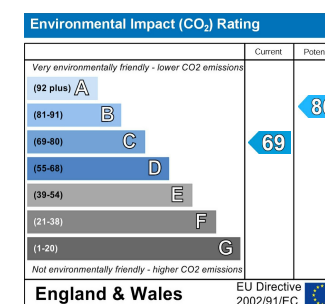
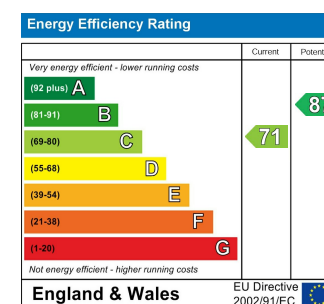
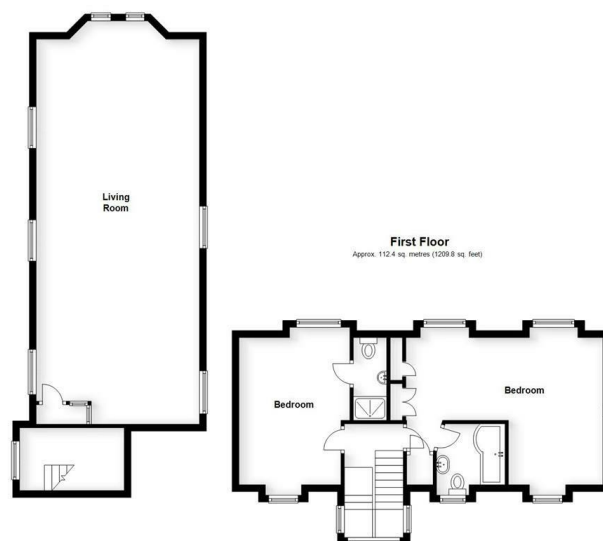
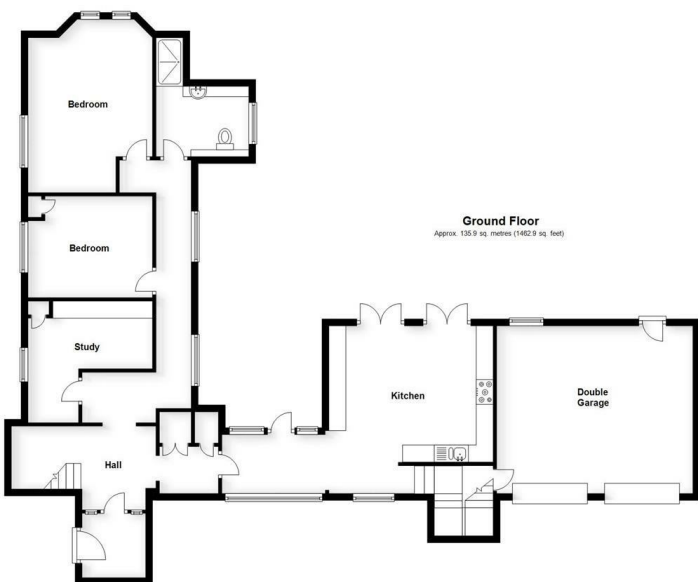
**Directions For Sat Nav**

Directions For Sat Nav: CV22 7NH

**Viewing**

By appointment only through Crowhurst Gale Estate Agents 01788 522266





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