



## **79 Risegate Road, Gosberton Risegate, PE11 4EY**

**£425,000**

- Stunning converted chapel
- Open plan kitchen diner living area space
- Vaulted ceilings
- Character with a modern twist
- Be apart of history, dating back to 1826
- Detached double garage (partial conversion)
- Quaint village location
- Three double bedrooms
- Versatile room off the main bedroom
- Finished to a high specification



A rare opportunity to own a piece of Lincolnshire's heritage! Originally the Risegate Methodist Chapel, established in 1826, this stunning property has been beautifully converted to a high specification, blending history with modern living.

Step inside to a spacious open-plan kitchen and living area with a vaulted double-height ceiling, creating a breathtaking sense of space. A snug area overlooks the rear garden, offering the perfect spot to relax. The home features three double bedrooms, including a master with an en-suite. The main bedroom also boasts a spiral staircase leading to a versatile room, currently used as an impressive dressing room but offering endless possibilities.

This truly unique home must be seen to be appreciated—book your viewing today!

### Welcome to 79 Risegate Road

Welcome to 79 Risegate Road, Gosberton Risegate – a truly unique home steeped in history. Originally the Risegate Methodist Chapel, dating back to 1826, this remarkable building has been tastefully converted into a stunning residential home. Carefully preserving its original features and vaulted ceilings, while seamlessly blending in modern comforts, this one-of-a-kind property offers a spectacular living experience.

Step into the spacious open-plan living area, where six large windows flood the space with natural light. The stylish kitchen boasts a striking island with a quartz worktop and high-end built-in appliances, making it perfect for entertaining. The current owner has cleverly used furniture to create distinct living zones within this expansive space, adding warmth and character. A beautiful garden room extends from this area, offering a peaceful retreat overlooking the extensive garden.

To one side of the property, you'll find two generously sized double bedrooms, each featuring large picture windows and neutral décor, ready for you to move straight in. A luxurious four-piece bathroom suite sits between them, adding a touch of elegance.

At the rear of the home, the stunning main

bedroom is a true highlight, featuring a spiral staircase leading to a versatile space, currently used as a dressing room. This bedroom also benefits from a private en-suite shower room.

Outside, the property continues to impress with ample off-road parking leading to a large double garage, partially converted into a workshop. A pathway guides you through the long, beautifully maintained garden, creating the perfect outdoor space.

This one-of-a-kind home must be seen to be fully appreciated.

### Entrance Hall 8'7" x 9'1" (2.62m x 2.78m)

UPVC entrance door. Featuring original foundation stone dated 1826. Wood effect flooring. Three UPVC double glazed arched windows to front. Vaulted hallway leading three bedrooms and bathroom and two radiators.

### Open Plan Living/Dining Room 18'6" x 37'5" (5.64m x 11.43m)



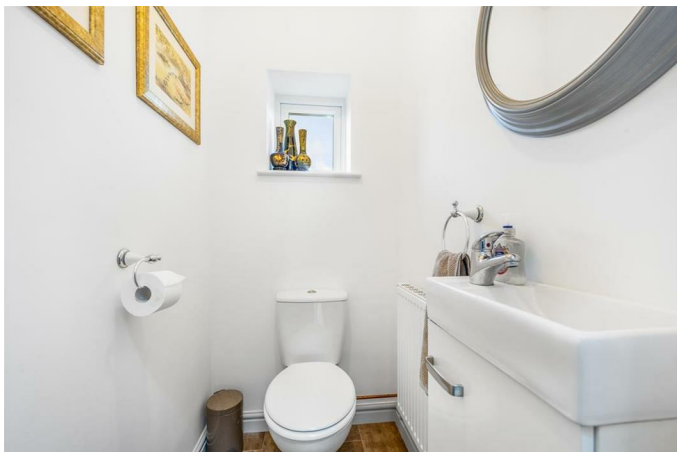
UPVC double glazed arched windows to front and rear. Double height ceilings. Four radiators. Fitted with a matching range of base and eye level units featuring a quartz worktop over. Matching island unit. Sink unit with one and a half bowl with Quooker mixer tap and boiler under. Built-in eye level double oven and grill. Five ring induction hob with pull out extractor hood over. Integrated fridge/freezer. Integrated dishwasher. Pull out larder. Wood effect flooring. Wall lighting. Chandelier and hanging lights. Folding concealed doors leading to Garden room.

**Garden Room 11'8" x 7'10" (3.57m x 2.39m)**



UPVC double glazed arched window to front. Velux style windows. French doors opening to patio area. Built in storage cupboard. Radiator. Double door leading to patio area.

**Cloakroom**



UPVC double glazed window. Fitted with a two piece suite comprising a wash hand basin. Toilet.

**Bedroom 1 13'11" x 10'2" (4.25m x 3.11m)**



UPVC double glazed arched window to front and side. Vaulted ceiling. Radiator. Spiral staircase leading to dressing room with built in wardrobes.

**Dressing Room / Office / Bedroom 4 13'11" x 10'0" (4.25m x 3.07m)**



Versatile room currently being used as a dressing room with built in wardrobes.

**En-suite 3'7" x 8'5" (1.10m x 2.58m)**



UPVC frosted double glazed window to side. Fitted with a three piece suite comprising a shower cubicle with rainwater head shower with separate shower attachment. Wash hand basin set in vanity unit. Tiled splash back. Toilet. Heated towel rail. Extractor fan. Spotlights.

**Bedroom 2 14'2" x 10'0" (4.33m x 3.06m)**



UPVC double glazed arched window to rear. Vaulted ceiling. Carpets. Built in wardrobe. Radiator.

**Bedroom 3 11'8" x 9'5" (3.56m x 2.88m)**



UPVC double glazed arched window to rear. Vaulted ceiling. Carpets. Built in wardrobe. Radiator.

**Bathroom 13'3" x 8'4" (4.04m x 2.56m)**



Fitted with a four piece suite comprising a freestanding bath with taps over. Double shower enclosure with rainwater head shower and separate shower attachment. Toilet and Wash hand basin set in vanity unit. Heated towel rail. Ceiling spotlights. Vinyl flooring. Shaver point. Feature tiled wall. Extractor fan.

**Boiler Room 8'11" x 5'3" (2.72m x 1.62m)**

Instant lighting. Loft access. Plumbing and space for washing machine. Boiler. Wood effect flooring.



## Outside



To the side of the property there is a brick-paved driveway leading to double garage/workshop via an up and over door with store.

An additional outbuilding houses the heating oil tank. Enclosed side garden mainly laid to lawn with patio area leading to wooden decking, external lights, planters.

### Double Garage / Workshop 23'7" x 17'8" (7.19m x 5.39m)



Up and over vehicular door. Power and light connected.

### Property Postcode

For location purposes the postcode of this property is: PE11 4EY

### Location

Gosberton Risegate is a charming Lincolnshire village offering a peaceful, rural lifestyle while still being well-connected to nearby towns. Surrounded by beautiful open countryside, it provides the perfect balance of scenic living and community spirit.

The village is part of the Gosberton parish, which has a rich history and strong ties to Methodism, as seen in landmarks like the former Risegate Methodist Chapel. Despite its tranquil setting, Gosberton Risegate has a small primary school, conveniently located between Risegate and Gosberton Clough, making it an ideal spot for families.

Just a short drive away, Gosberton offers a wider

range of amenities, including another primary school, a Co-Op, a traditional butcher's shop, tea rooms, and a doctor's surgery. The nearby villages of Pinchbeck and Surfleet, as well as the market town of Spalding, provide even more options for shopping, dining, and leisure.

With well-regarded schools, excellent road links to Boston, Spalding, and Peterborough, and a welcoming community, Gosberton Risegate is a wonderful place to call home.

### Additional Information

PLEASE NOTE:

All photos are property of Ark Property Centre and can not be used without their explicit permission.

### Verified Material Information

Tenure: Freehold

Council tax band: D

Annual charge: No

Property construction: Red brick

Electricity supply: EDF

Solar Panels: No

Other electricity sources: No

Water supply: Anglian Water

Sewerage: Septic tank

Heating: Oil heating

Heating features: No

Broadband: As stated by Ofcom, Standard and Superfast is available.

Mobile coverage: As stated by Ofcom, Indoor - EE is Limited over Voice and Data. Three is None over Voice and Data. O2 is Limited over Voice and Data. Vodafone is Limited over Voice and Data.

Mobile coverage: As stated by Ofcom, Outdoor - EE is Likely over Voice and Data. Three is Likely over Voice and Data, O2 is Likely over Voice and Data. Vodafone is Likely over Voice and Data.

Parking: Driveway and Double Garage

Building safety issues: No

Restrictions: No

Public right of way: No

Flood risk: Surface water - very low. Rivers and the sea - very low. Other flood risks - Groundwater - flooding from groundwater is unlikely in this area. Reservoirs - flooding from reservoirs is unlikely in this area.

Coastal erosion risk: No

Planning permission: Please refer to South Holland

District Council Planning Portal for any planning applications.

Accessibility and adaptations: No

Coalfield or mining area: No

Energy Performance rating: D62

### **Viewing Arrangements**

Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

### **Offer Procedure**

Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance Money Laundering Regulations 2017 (MLR 2017). The business will perform a Money Laundering Check as part of its Money Laundering Policy.

If a cash offer is made, which is not subject to the sale of a property, proof of funds will be requested or confirmation of available funds from your solicitor.

### **Ark Property Centre**

If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

### **Disclaimer**

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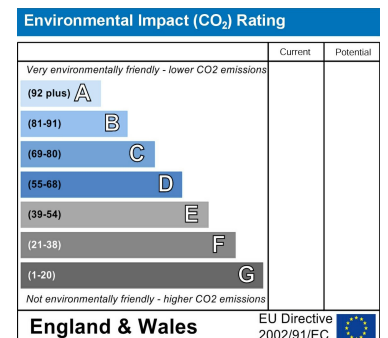
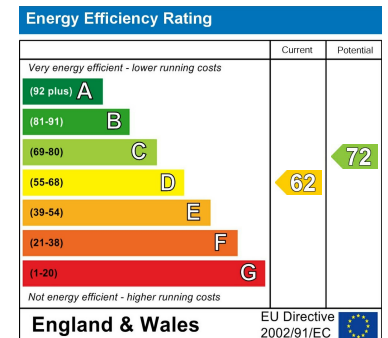
## Floor Plan



## Area Map



## Energy Efficiency Graph



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6 New Road, Spalding, Lincolnshire, PE11 1DQ

Tel: 01775 766888 Email: [info@arkpropertycentre.co.uk](mailto:info@arkpropertycentre.co.uk) <https://www.arkpropertycentre.co.uk>

