



ESTATE AGENTS AND  
CHARTERED SURVEYORS

The Chapel Main Street, East Ayton Scarborough YO13 9HL

Guide Price £80,000



# The Chapel Main Street, East Ayton Scarborough YO13 9HL

- ❖ Grade II Listed Detached Chapel
- ❖ Planning Permission to Convert into a 3 Bed Dwelling
- ❖ Off Street Parking Space & Packed with Character
- ❖ Popular Village Location
- ❖

+++A FANTASTIC DEVELOPMENT OPPORTUNITY to convert this GRADE II LISTED former Ebenezer Chapel in East Ayton into a CHARACTERFUL, THREE BEDROOM, FEATURE HOME+++ The chapel comes with full planning and listed building consents for conversion into a three bedroom home with a gross internal area of 95 sq metres (1,022 sq ft). The imaginative and sensitive plans allow for spacious accommodation arranged over two floors, an unusual scheme with the living accommodation proposed on the first floor and the sleeping quarters on the ground. Emphasis has been placed on retaining many of the original features which remain in situ, including ornate plasterwork and cornicing, full height Gothic-glazed round-headed windows to all sides and the traditional iron railings to the front. The chapel is still very much arranged as its former use, with an open ground floor, raised pulpit and tiered pews on the first floor. Outside to the rear of the property is a hardstanding area providing an off street parking space. The front the property is forecourted with feature iron railings. The Chapel is located in the heart of East Ayton village. The popular twin villages of West and East Ayton sit on opposite sides of the river Derwent, just a few miles west of Scarborough on the main A170 Pickering road. The villages provides various facilities including public houses, fish and chip shop, library primary school, church and filling station/ post office/ supermarket. Delightful walks can be enjoyed through nearby picturesque Forge Valley to Hackness village. A fantastic opportunity for the right buyer as the finished property will make for a fantastic feature home. Further information regarding the Planning history can be found by copying and pasting the text below into a search browser. <http://planning.northyorkmoors.org.uk/Northgate/PlanningE>





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ACCOMMODATION

GROUND FLOOR

Entrance Hall

Inner Feature Hallway

Bedroom One  
15' 5" x 10' 6" (4.7m x 3.2m)

En-Suite Shower Room

Bedroom Two  
15' 1" max x 10' 2" (max 4.6m x 3.1m)

Bedroom Three  
15' 1" max x 10' 2" max (4.6m x 3.1m)

Rear Entrance Hall/Utility

House Bathroom  
10' 6" x 8' 10" (3.2m x 2.7m)

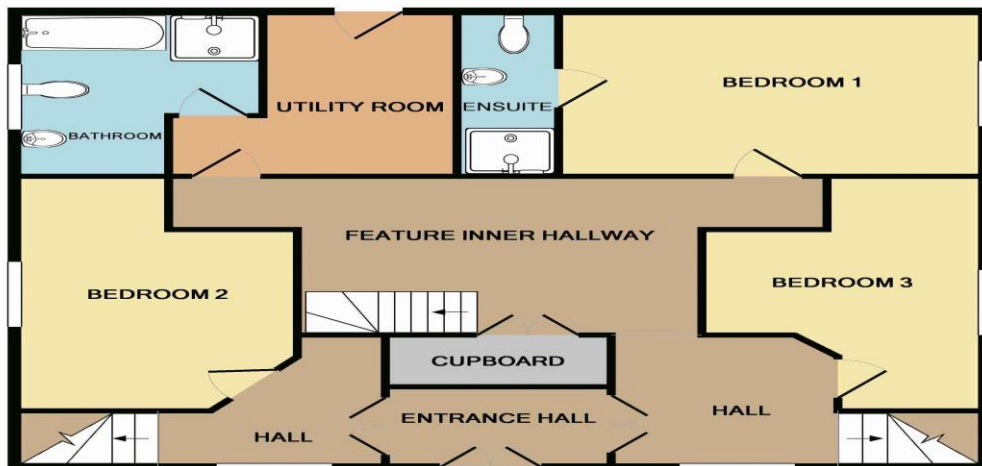
FIRST FLOOR

Dining Area  
20' 8" max x 12' 10" max (6.3m x 3.9m) Open Plan to Breakfast

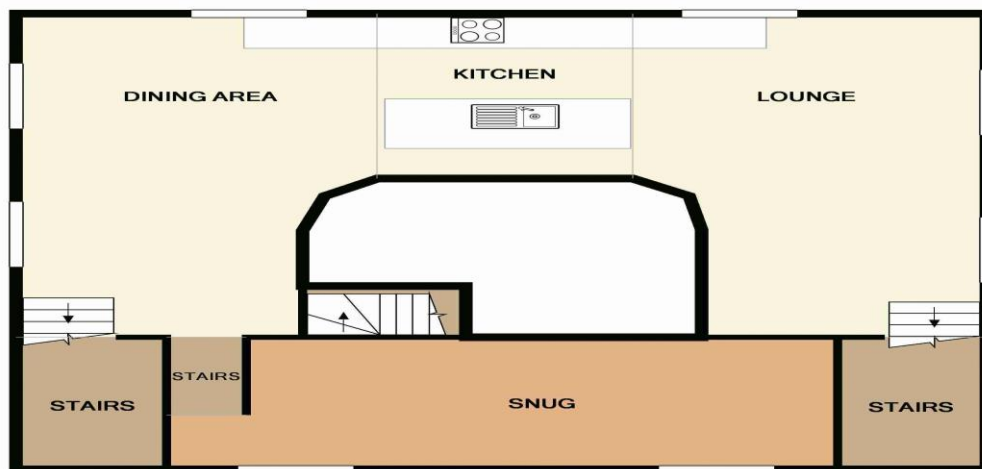
FINANCIAL SERVICES:

CPH Property Services is an introducer to Peace of Mind Financial Solutions Ltd which is an appointed representative of Personal Touch Financial Services Ltd which is authorised and regulated by the Financial Services Authority. Our Mortgage Adviser, Geoff Hill can be contacted on 01723 364446 or 07843 801 888.





GROUND FLOOR  
APPROX. FLOOR  
AREA 1025 SQ.FT.  
(95.2 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 903 SQ.FT.  
(83.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1928 SQ.FT. (179.1 SQ.M.)

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.  
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