



The Old Chapel, Church Road, East Huntspill TA9 3NG

£850,000 Freehold

COOPER
AND
TANNER



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 6  3  5 EPC TBC £850,000 Freehold

Description

Stunning six-bedroom chapel conversion, thoughtfully and sensitively blending high-quality, contemporary style and finish with soaring, stained-glass, double-glazed windows and beautiful, large open living spaces.

This elegant, red-brick former Methodist chapel, built in the Roaring Twenties, in an era of flapper dresses, the Charleston, and Art Deco styling, now embraces sleek kitchen and bathrooms, underfloor heating, automated lighting features, and a fabulous bespoke staircase. The sympathetic conversion has retained some of the beams from the original vaulted chapel ceiling, some of the mouldings, and the breathtaking, stained-glass rose window above the impressive double entrance doors, whilst incorporating modern features such as double-glazing, new stained-glass and beautiful warm oak doors. The spectacular living space, with its high ceilings and tall windows, flooded with light, has a porcelain-tiled dining area and a more intimate, carpeted seating area with an inset electric feature fire. A focal point is the bespoke staircase with floating, under-lit, oak steps which sweep up to the first floor. Porcelain tiles also run through the kitchen and versatile living space, currently furnished with comfortable sofas, but could accommodate a large kitchen table. The kitchen is fitted with an impressive and extensive range of wall and base units with contrasting worksurfaces and integrated appliances. There is further storage and

space for a washing machine and tumble dryer in the utility where there is also a shower room. Two further rooms off the entrance hall could be used for multiple purposes, including an office, playroom, gym or even a craft or therapy room especially as it is across the corridor from the shower room and utility.

There are two staircases to the first floor, with the principal bedroom suites accessed from the main staircase, and three further bedrooms and a bathroom accessed via a second staircase. The two sections are independent of each other. The two largest bedrooms are beautifully designed, with vaulted ceilings, beams, one with the fabulous stained-glass rose window, and both rooms benefitting from contemporary ensuite bath and shower rooms. A third bedroom, with Jack and Jill doors, could become a large dressing room or nursery if needed. A smart family bathroom completes this side of the chapel on the first floor.

The second staircase rises to a versatile suite of three rooms (currently bedrooms) and a bathroom, offering potential for multi-generational living, home working, or perhaps Air B&B. These rooms are also characterised by attractive chapel features including beams and stained-glass windows. A bank of cupboards on the landing house the hot water tank and provide plenty of storage.









Outside

Landscaped, level gardens, driveway and garage frame the plot in beautiful contrasting colours against the warm red brick of the chapel. Shingle and paved pathways and terraces provide plenty of places to sit and relax looking out across lawned areas bordered by flower beds full of colour and texture, whilst mature trees and hedging provide shade and privacy. There is ample parking provision on the driveway with access to the single garage.



Location

The village of East Huntspill has a church, school, cricket ground, public house, village hall and bus service. It is also well placed for junctions 22 and 23 of the M5 (approx. 2.5 miles) providing excellent access to Bristol, Taunton, Exeter and the M4 corridor and is also ideally situated for commuting to Bridgwater, Weston-super-Mare, Wells, Glastonbury and Street. There is also a mainline railway link at Highbridge (approx. 2.5 miles).

The larger town of Burnham-on-Sea (approx. 3.5 miles) is a popular seaside resort offering a wealth of activities to suit every taste. The town offers excellent facilities with shops, building societies, library, theatre, medical centre and cottage hospital. There are a wealth of leisure facilities including the indoor heated swimming pool, Burnham and Berrow Championship Golf Links and a Sports Centre at King Alfred School. There are also tennis, bowls and cricket clubs along with numerous other societies and associations.



Local Information East Huntspill

Local Council: Somerset

Council Tax Band: F

Heating: LPG (1500L buried gas tank)

Services: Mains electricity, water and drainage

Tenure: Freehold



Motorway Links

- M5



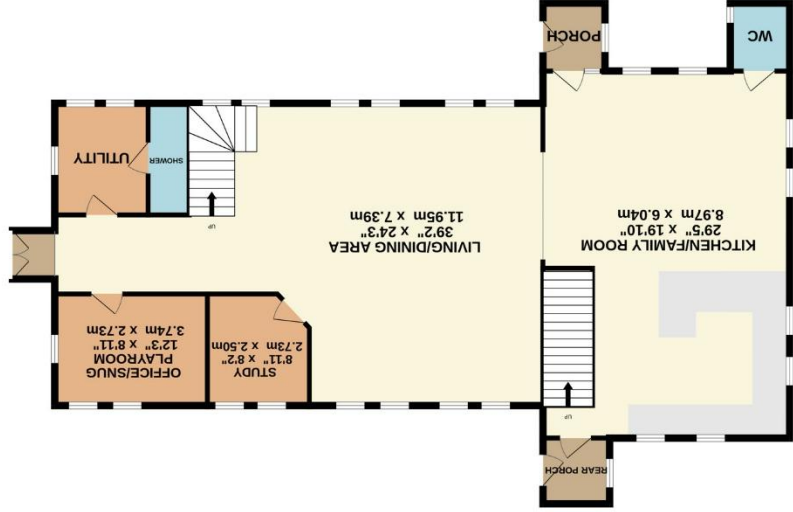
Train Links

- Highbridge

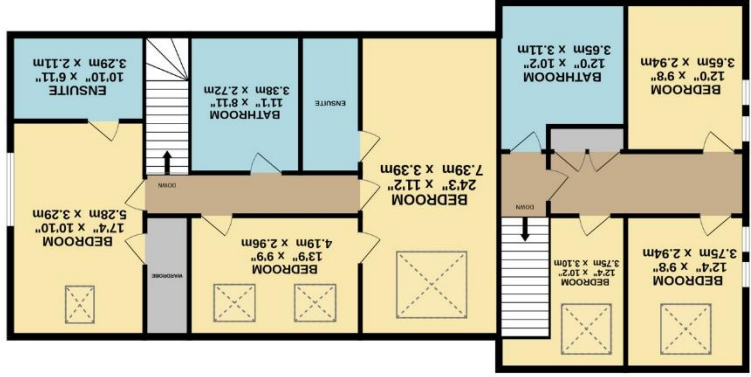


Nearest Schools

- East Huntspill Primary Academy
- King Alfred School



GROUND FLOOR
1849 sq.ft. (171.8 sq.m.) approx.



1ST FLOOR
1534 sq.ft. (142.5 sq.m.) approx.

TOTAL FLOOR AREA : 3383 sq.ft. (314.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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