



**Chapel House, Northgate,  
Devizes, Wiltshire SN10 1JL**

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## A STUNNING AND SYMPATHETIC CHAPEL CONVERSION WITH 5 BEDROOMS, SET IN A PRIVATE LOCATION CLOSE TO THE TOWN CENTRE.

### Location

Devizes lies on the western edge of the North Wessex Downs, 14 miles west of Marlborough, 11 miles south east of Chippenham and with the expanse of Salisbury Plain a few miles to the south. This popular Wiltshire town with a stunning Georgian market square offers an excellent range of amenities including a cinema, museum, leisure centre and well regarded schools. The larger centres of Bath 20 miles, Salisbury 25 miles and Swindon 20 miles, are all within easy reach.

Junction 16 of the M4 motorway is about 17 miles to the north with the M3 motorway via the A303 to the south. Chippenham station offers regular rail services to London Paddington (approximately 72 mins) as does nearby Pewsey, about 12 miles, (approximately 1 hour).

Schools in the area include a number of local primary schools, St Joseph's Catholic School,

St Margarets and St Mary's Calne, Dauntsey's and Marlborough College.

Chapel House is set privately and south facing, located just off Northgate Street in its own peaceful surroundings and approached via private car parking to Northgate House.

### Description

Chapel House, dating from around 1776, is of brick elevations with stone mullion windows under a slate roof (we believe renewed in around 2009 and still under guarantee), is listed Grade II, and was previously a United Reformed Chapel, which closed some 30 years ago. This unusual and unique property is attached to the rear and was converted in a stylish manner, to create a substantial family home. There are many original features such as gothic stained glass windows and dental style corncicing whilst at the same time there are all the necessary amenities required for modern living. The light

and airy accommodation is arranged around an amazing double height reception room, with the kitchen and study off to one side and having a sweeping winged staircase leading to the bedrooms at first floor level.

The **Entrance** area is approached via three French windows with steps to the double height **Reception Room** which is carpeted and has huge stained glass windows on either side of the chimney breast with a cast iron log burner. There are a number of pillars around the edge of the room giving an unusual and open plan feel complimented by the sweeping wide feature staircase. To one side is the **Study**, the **Cloakroom** with hand basin and WC and the **Kitchen/Breakfast Room** with a stripped wooden floor and a panelled ceiling and which has a cosy seating area leading to a dining area and on to the Kitchen with a range of wall mounted units incorporating a 1 ½ bowl

sink, a dishwasher, space for a fridge and a Rangemaster with gas hobs and electric ovens. The **Utility Room** completes the ground floor accommodation.

The first floor is divided on either side by the high ceilings of the Reception Room and comprises a **Master Bedroom** with lovely south facing views and balcony and an **en-suite Bathroom**, two further **Double Bedrooms** and a **Family Bathroom** with limestone tiling and under floor heating, hand basin, wc, walk-in double shower on one side. To the other side is a **Guest Bedroom** with **en-suite Shower Room**, another **Double Bedroom** and a large airing cupboard which could be extended to create another en-suite shower room.





**Outside**

The house is approached via a private car park to high double timber gates leading to a gravelled parking area with path leading to the front to the house. The garden is enclosed by brick walls and is laid to lawn and south facing with a number of mature trees including a spectacular copper beech and has a secluded pond area with paths leading past well stocked beds. To the front of the house is a terrace and gravelled area with raised par terre box hedging. To one side is a further lawned area and to the other a work area and store.

**Services**

Mains water, electricity, drainage and gas.

**Local Authority**

Wiltshire Council, Browfort, Devizes Road, Bath SN10 2AT Tel: 0300 4560100

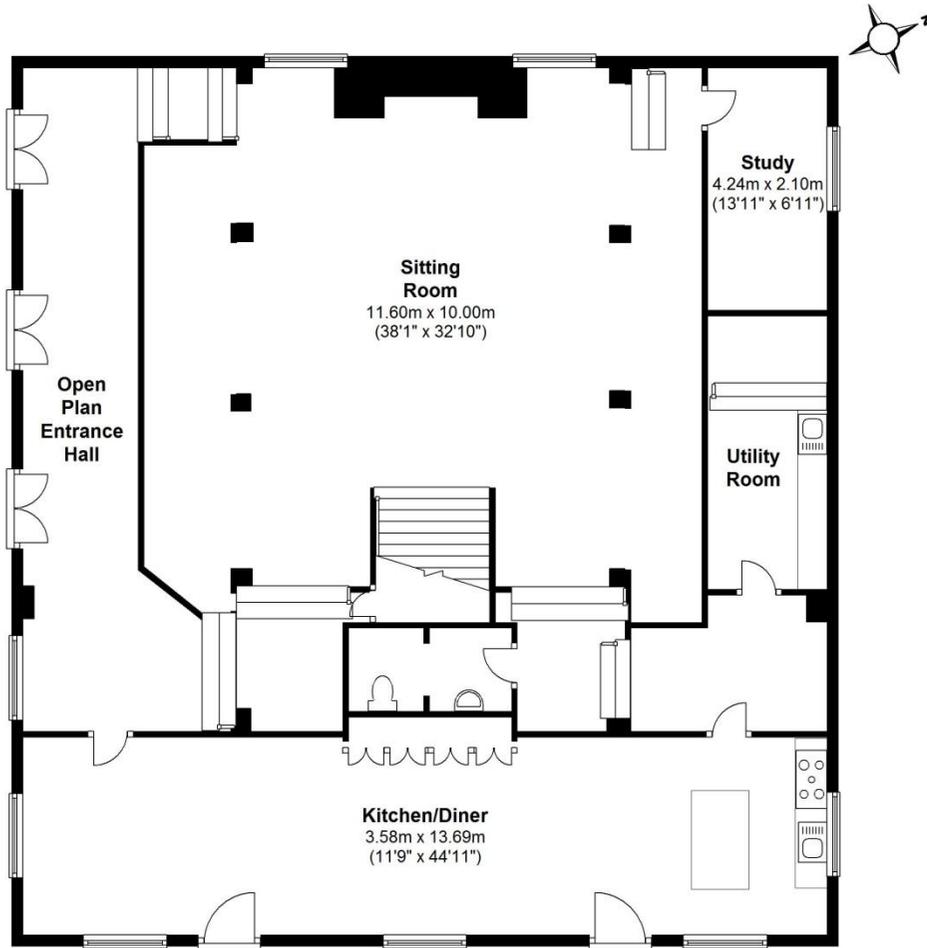
**Directions**

From the Market Place head northwest towards the A361 sign posted Chippenham and Melksham. On reaching the mini roundabout opposite the Wadworth Brewery, bear left into Northgate Street. Take the first left and turn into the private car park behind Northgate House, follow on through this until reaching the timber gates to Chapel House at the far end.



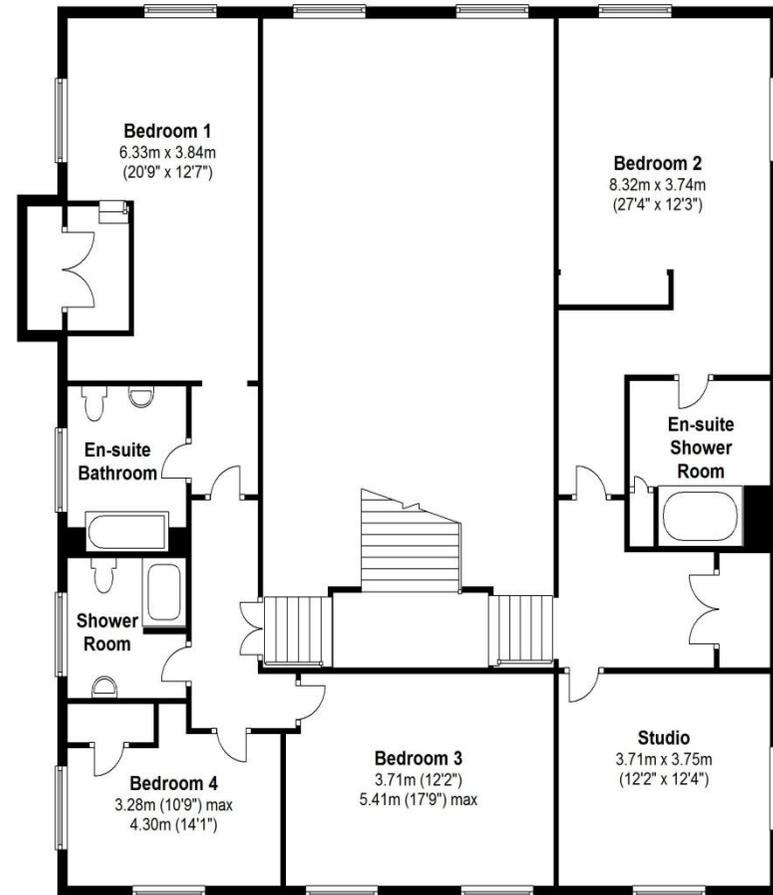
### Ground Floor

Approx. 216.1 sq. metres (2326.2 sq. feet)



### First Floor

Approx. 200.3 sq. metres (2156.2 sq. feet)





#### Important Notice

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