



The Baptist Chapel
14a Station Road | Cogenhoe | Northamptonshire | NN7 1LT

FINE & COUNTRY

THE BAPTIST CHAPEL

The Baptist Chapel was originally built in 1910 but was converted and extended by the current owners in 2017 and now boasts just over 3,400sq. ft. of flexible living accommodation. There are 5 bedrooms and 5 bathrooms, a fantastic kitchen/breakfast/family room with bifold doors to the garden, a large living/dining room, an underground garage with driveway parking, beautiful and private wrap around gardens and so much more. This property is not listed and comes to the market with no onward chain.



Ground Floor

The lovely front doors open into a spacious foyer, perfect for boots and coats. Double doors open into the large living room/dining room which is flooded with light with its many windows and beautiful original stained glass windows. The current owners have created an office space in one of the corners and a dining space in another. Bifold doors from the dining area lead to the garden where there is a patio, perfect for alfresco dining and entertaining.

A beautiful double sided log burner sits between the living/dining room and the kitchen/breakfast/family room. Double doors from the living room open into the spacious kitchen where there is ample space for a dining table should you wish to have a kitchen/diner. The owners currently have it laid out as a snug, a kitchen with breakfast bar and a family area. This large kitchen offers multiple integrated appliances including two ovens, a warming drawer, a microwave, a gas hob with ceiling extractor hood, a dishwasher, a wine fridge and a pop up power socket. There is also space for an oversized American style fridge/freezer (the one in the property can be purchased separately). There is a fantastic breakfast bar that can seat 6 and bifold doors that open onto the large patio in the garden making this perfect for families and entertaining.

A utility room can be found just off the kitchen and offers space for one under-counter appliance. The downstairs shower room is accessible from the utility.

There is underfloor heating throughout the entire ground floor.









Seller Insight

“ Privately converted and extended around five years ago, The Baptist Chapel, which sits in the attractive village of Cogenhoe some five miles east of the Northampton, is an exceptionally well-appointed detached home. Retaining the exterior character of a 1910 built chapel, the owners have cleverly created a modern and light home offering abundant space and great comfort. Doubling the original footprint, care has been taken to ensure that the new half of the property seamlessly flows into the older part while outside the low-maintenance grounds have been thoughtfully designed to offer privacy. 'After searching the area for a unique property, we finally found the Chapel and instantly knew it had huge potential. This was our first time converting and renovating a property and it has been the most rewarding project – we've had great feedback from locals saying how much they love what we've done. As a building of historical significance, we wanted to celebrate its external beauty whilst creating a contemporary living environment – the mix of old and new makes is very special,' says the owners.

'With the original part of the building to the front and the new extension to the rear, it is a house of two sides which flows beautifully – there is great feeling of cohesion throughout.'

'It was very important to us to design a home which allows the sunlight to flood in all day long and we certainly achieved this. The large kitchen/diner is an especially light and happy space which elevates everyone's mood.'

'A standout feature is the double-sided wood burner which can be enjoyed from the lounge and the kitchen.'

'The rear of the house completely opens to the garden, a wrap-around and manageable space with three separate patio areas. The front is set behind a parking area for two cars however the drive and underground garage can accommodate several more vehicles.'

'Cogenhoe is a great village; we received a very warm welcome when we moved in and have made wonderful friends. Our neighbours are always happy to keep an eye on the place or receive parcels in our absence.'

'Within walking distance is a good primary school, shop, post office and a pub – local walks are also excellent. It takes just 10-minutes to reach Northampton or Rushden Lakes.'

*'We are downsizing and will be sad to leave this very special property.'**

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









First Floor

There are two staircases that lead to the first floor, one from the living room and one from the kitchen.

The main stairs from the living room lead to a bright and spacious landing with vaulted ceiling and original stained glass windows. This property boasts five bedrooms; four doubles and one single. All five bedrooms are accessible from either staircase.

The main bedroom has a fantastic 4 piece en-suite with soaker bath and double shower. Bifold doors open onto the balcony which overlooks the rear garden. Bedroom 2 also has a spacious en-suite with large walk-in shower and bifold doors that open onto the balcony.

Bedroom 3 boasts another lovely 4 piece en-suite with soaker bath and large walk-in shower and bedroom 4 has an en-suite shower room.

There is also a large walk-in boiler cupboard that offers great storage as well.













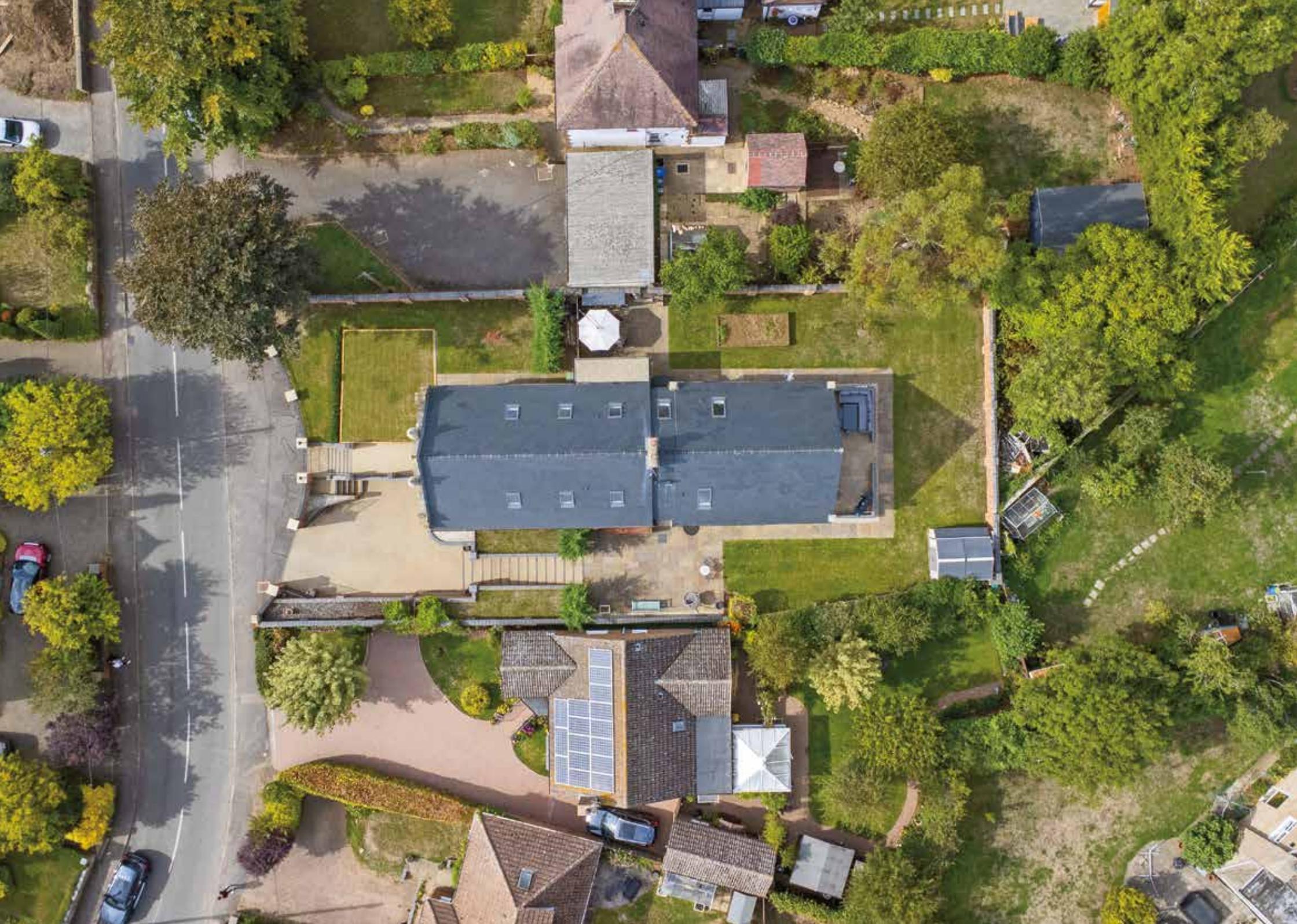


Outside

The Baptist Chapel sits on approximately 1/5 acre plot. To the front, there is an underground garage with driveway parking for 3 cars. There is also parking for 2 cars directly in front of the property, just before the road.

Lovely wrap around gardens offers space and privacy, perfect for families and for entertaining. This walled garden boasts 3 large patios, a raised bed, a shed and multiple log stores.





INFORMATION

Location

Cogenhoe is a village located 6 miles east of Northampton and boasts a church, a Londis shop with post office and a pub. The village offers a primary school and is also in the catchment for Wollaston Secondary School. Fantastic private and public schooling is also available nearby.

Services

Mains gas, electricity, water and drainage.

Tenure

Freehold

Local Authority

West Northamptonshire Council

Council Tax Band: G

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 07393997427

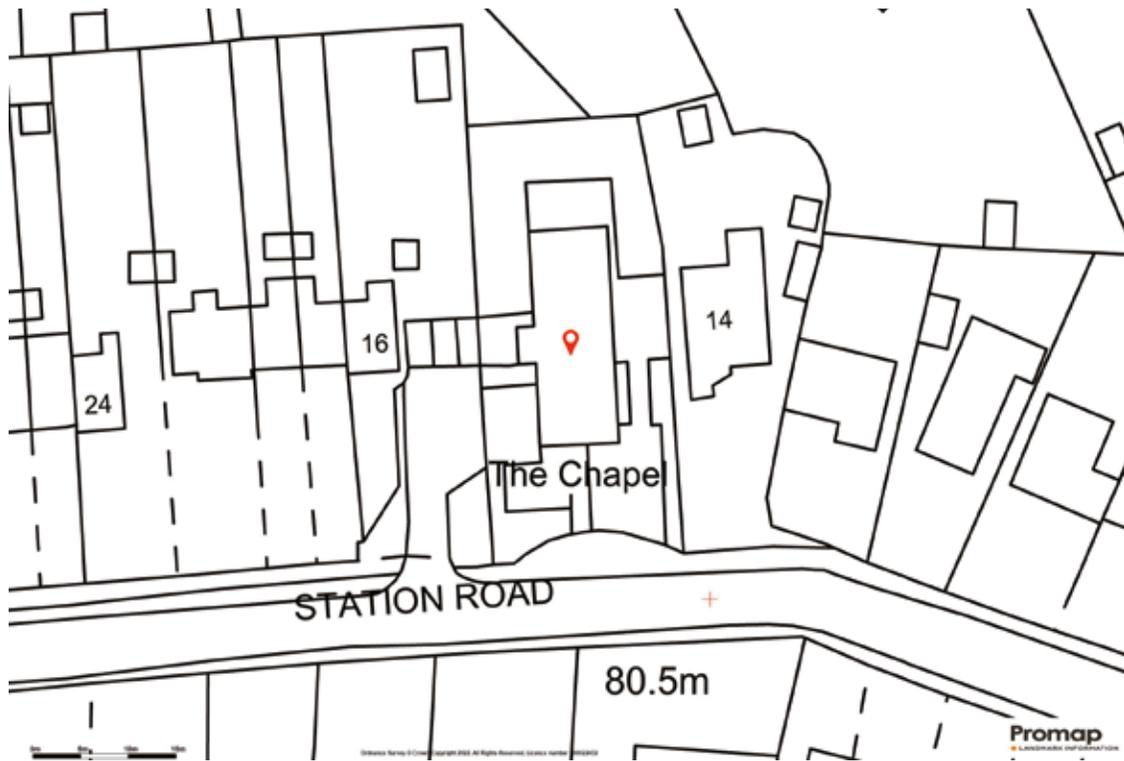
Website

For more information visit www.fineandcountry.com/uk/northampton

Opening Hours

Monday to Friday	9.00am - 5.30pm
Saturday	9.00am - 4.30pm
Sunday	By appointment only

Offers over £950,000





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Marie has been in the real estate industry for many years and brings a bespoke and tailored marketing strategy for each of her clients, understanding that each property has its own story. Marie believes maximising the value of the clients property is important but that the high level of customer service offered throughout the journey is as important.

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