

NEW INSTRUCTION



# SLAPTON CHAPEL

Chapel Lane, Slapton, NN12 8PF



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# Slapton Chapel

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Total GIA Floor Area Inc. Gallery | Approx. 83 sqm (893 sqft)

## Features

- Grade II Listed Victorian Chapel (built in 1844)
- Potential for conversion (subject to Local Authority approvals)
- Gothic windows with Y-tracery and original architectural features
- Main Chapel with vaulted ceiling and exposed timber trusses
- Galleried seating area with original decorative ceiling support
- Peaceful village location with countryside views
- Close proximity to Towcester and major transport links
- Public footpath access to surrounding villages and scenic walks

## Description

This is a rare opportunity to acquire a unique, Grade II Listed Victorian Chapel in the picturesque village of Slapton. Originally built as a Wesleyan Non-conformist Chapel in 1844, with later single-storey extensions, the property offers potential for conversion (subject to Local Authority approvals) to create a distinctive family home.

The Chapel is constructed from red brick in Flemish bond on the front elevation, with coursed Northamptonshire ironstone on the sides and rear. It features a dual-pitched slate roof and charming Gothic windows with timber Y-tracery.

Double swing doors lead into a stone-built extension, opening into an entrance hall that provides access to the main chapel, the gallery, an office, and a kitchen area. A further brick extension houses the WC and a storage room.



The small rural village of Slapton is set within the Tove valley in South Northamptonshire and is surrounded by miles of beautiful countryside.



## The Property

### Entrance Hall

The entrance hall is accessed via oak double-swing doors with upper segmental glazed panes. Internally, the hall features timber panelling and durable sheet vinyl flooring. A large four-panel timber door leads to the main chapel, and another door opens to the office and kitchen.

### Office and Kitchen Area

Situated in the single-storey stone extension, this area features exposed ceiling beams and original timber casement windows, offering natural light and views over the surrounding pastureland. The floors are covered with heavy-duty sheet vinyl, and the walls are neutrally decorated. Heating is provided by wall-mounted electric panel heaters. The kitchen area includes melamine base and wall units, a stainless-steel sink with chrome taps, and an electric water heater. Additional storage is provided by a pine wall unit and roll-top work surface with tiled splashbacks.

### Main Chapel

The main chapel features a part-vaulted ceiling with exposed King post trusses and purlins. Light streams in through Gothic windows with Y-tracery. The floors are carpeted with a central runner and aluminium trims. The raised pulpit includes stained timber steps and matching carpeting. Heating is partly provided by wall-mounted electric radiators, with an original 1950s coal-fired stove and stainless-steel flue (not currently in use). Stained oak quarter winder stairs lead to the first-floor gallery.



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# The Property

## Galleried Seating Area

The gallery is fitted with oak benches and wide floorboards. Overlooking the chapel below, it features a Gothic window on the rear elevation with matching Y-tracery. An original timber decorative support is still present in the ceiling above the gallery, likely intended for a chandelier or other hanging light fixture.

## External WC

Housed in a brick extension, the accessible WC is fitted with a close-coupled toilet, a wall-mounted basin, grab rails, and a low-level electric bar heater. Natural light is provided by a timber casement window, and the floor is finished with heavy-duty sheet vinyl.

## Store Room

Also located in the brick extension, the store room has power and lighting, and is accessed via a ledged, framed, and braced door.





## Grounds

Set at the end of Church Lane, near St Botolph's Church, the property enjoys a peaceful and private setting with beautiful views of the surrounding countryside. While no parking is currently available, previous planning permission (now lapsed) had been obtained for off-road parking with a retaining wall.

A gated path, flanked by well-maintained hedgerow, leads to the main entrance of the Chapel. The property also features a gravel pathway along the front elevation, bordered by a lawn with hedgerow and a semi-mature tree. Note: the neighbouring property has a pedestrian right of way across this gravel path.

A further concrete pathway extends around the single-storey extensions, leading to a raised lawn with a semi-mature cherry tree, a bin storage area, and a post-and-rail boundary fence overlooking adjacent pastureland. A gate opens onto a public footpath, which offers idyllic countryside walks to the nearby villages of Lois Weedon, Wappenham, and Woodend—perfect for exploring the beautiful local landscape.





## Location

The small rural village of Slapton is set within the Tove valley in South Northamptonshire and is surrounded by miles of beautiful countryside. This unspoilt retreat may seem remote but is conveniently located just 5 miles west of Towcester and has easy access to the arterial roads of the A43, M1 and M40. Milton Keynes, Northampton, and Banbury are approximately 30 minutes' drive from where direct train journeys can be made to London Euston and Marylebone within an hour.

The architecture of Slapton comprises mostly of Northamptonshire sandstone with steeply pitched roofs, some of which still retain thatch coverings. The magnificent village church of Saint Botolph dates from the 13th century and is fortunate to have a collection of unique medieval frescoes on display after being covered over with whitewash during the reformation.

A pleasant country walk will lead you to the nearby village of Abthorpe where you will find a cosy inn and a short drive brings you to the market town of Towcester with its independent and boutique shops as well as bars, restaurants, and supermarkets. There is also a popular leisure centre with swimming pool.

Families with young children will find a good range of primary and pre-school establishments in several of the surrounding villages as well as independent schooling at Winchester House in Brackley and Akeley Wood near to Buckingham as well as Bloxham and Stowe.

## Property Information

**Local Authority:** West Northamptonshire Council (South Northamptonshire Area)

**Services:** Water, Drainage, Electricity

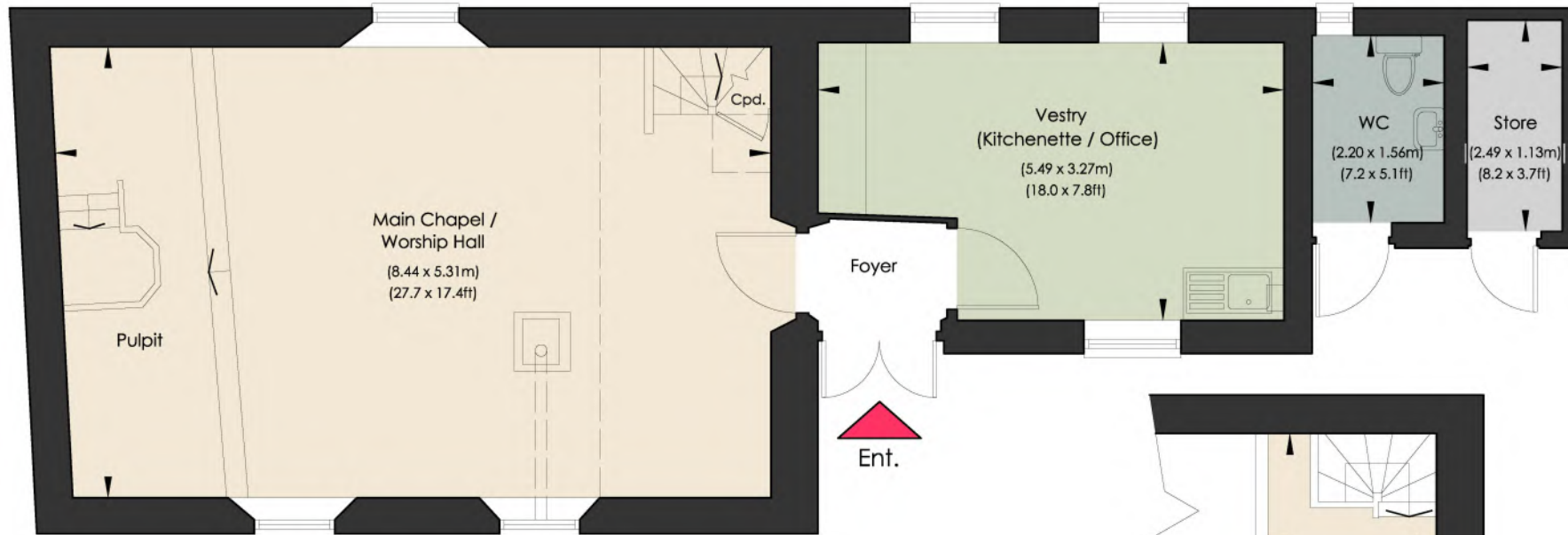
**Council Tax:** N/A      **EPC:** N/A

### **Important Notice**

*Whilst every care has been taken with the preparation of these Sales Particulars complete accuracy cannot be guaranteed and they do not constitute a contract or part of one. David Cosby Chartered Surveyors have not conducted a survey of the premises, nor have we tested services, appliances, equipment, or fittings within the property and therefore no guarantee can be made that they are in good working order. No assumption should be made that the property has all necessary statutory approvals and consents such as planning and building regulations approval. Any measurements given within the particulars are approximate and photographs are provided for general information and do not infer that any item shown is included in the sale. Any plans provided are for illustrative purposes only and are not to scale. In all cases, prospective purchasers should verify matters for themselves by way of independent inspection and enquiries. Any comments made herein on the condition of the property are provided for guidance only and should not be relied upon.*



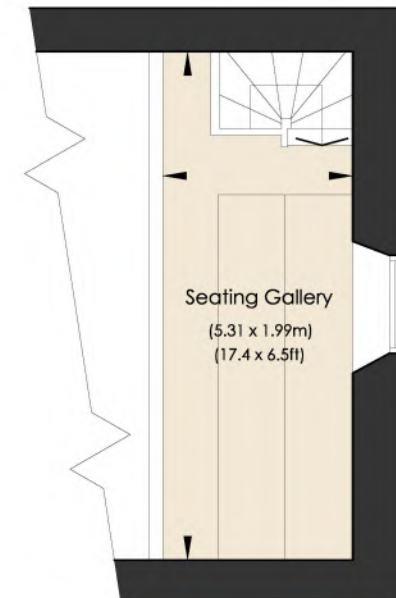
Slapton Chapel, Chapel Lane, Slapton, NN12 8PF  
Approximate GIA (Gross Internal Floor Area) Inc. Gallery = 83 sqm (893 sqft)



GROUND FLOOR GIA = 72 sqm (775 sqft)

David Cosby Chartered Surveyors & Estate Agents

This plan is for layout guidance only. It has been drawn in accordance with RICS guidelines but is not to scale unless stated. Windows & door openings are approximate. Furniture is illustrative only. Dashed lines (if any) indicate restricted head height. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



FIRST FLOOR GIA = 11 sqm (118 sqft)





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# Thinking of Selling?



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