











## DESCRIPTION

Having undergone a comprehensive refurbishment by the current owners, this late Victorian residence, built circa 1889 and formerly a Methodist Chapel, boasts ample internal space and retains a wealth of original charm and features. The current layout includes a ground floor living/dining kitchen, a fitted bathroom, and two bedrooms on the first floor. The impressive 'Nave' presents abundant potential. Currently, the Nave and the first floor have approved planning permission for change of use of storage area to form cafe including the installation of mezzanine floor, internal and external alterations including the installation of mezzanine floor to enlarge existing property and installation of roof lights to existing roof. The property is ideal for those buyers seeking a ready-made living accommodation with potential for further enhancement, while wanting to run a local small business with potential earning income; perfect for buyers wanting a "work from home" balance. The central location on the High Street in Rocester further enhances the earning income for the potential business. The property has had a new roof, making maintenance hassle free. Furthermore, all rooms except the bedrooms have underfloor heating.

The property benefits from mains services, including gas, water, and electric, with certain areas of the refurbished dwelling enjoying underfloor heating. Ideally situated in the heart of Rocester village, residents will find numerous local amenities within easy reach, along with convenient access to major road links such as the A50, M1, and M6. The Peak District, Alton Towers are situated within close driving proximity, while the Rocester JCB lakes provide a scenic walking distance retreat.

Viewings on this property are highly recommended to appreciate the scope of accommodation on offer.



## DIRECTIONS

Directions - From the A50 at Uttoxeter take the B5030 towards Rocester, Denstone and Alton Towers. As you approach JCB on your left, take the right hand turn into the village of Rocester where the Chapel is then situated on your left hand side after approximately 150 yards.

## ENTRANCE VESTIBULE

### NAVE

41'1" x 27'7"

The project entails converting a 'nave' area into a cafe, which will include the addition of a mezzanine floor. Internal and external modifications will be made to expand the existing dwellinghouse, incorporating the installation of a mezzanine floor. Additionally, rooflights will be installed in the existing roof to enhance natural lighting.

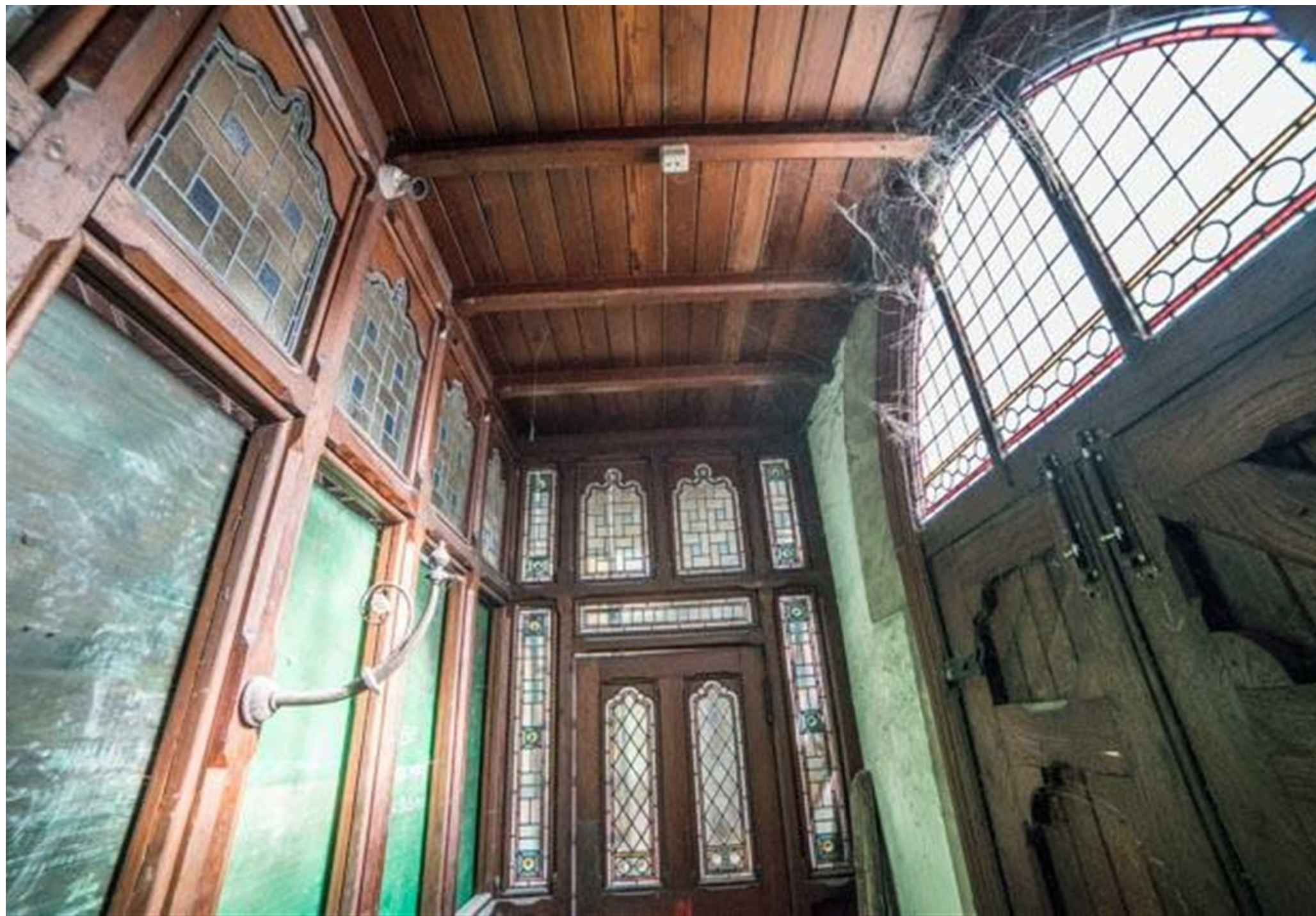














## **KITCHEN AREA**

**26'10" x 15'10"**

The hub of the home is undoubtedly the the open plan, living dining kitchen. With a selection of matching base and eye level storage cupboards and drawers and granite drop edge preparation work surfaces and breakfast island. LED downlighting and a wide range of integrated appliances complete the kitchen . To the living and dining space there is a focal point log burner with exposed brick backing. An array of windows adorn the kitchen with ample natural light, amplified by the high ceilings, creating a wonderful sense of space to the living accommodation.

## **BEDROOM ONE**

**13'0" x 12'8"**

With panelled flooring throughout, a range of built-in fitted wardrobes complete with hanging rails and shelving, central heating radiator, in housing is the hot water tank and Worcester Bosch central heating gas boiler, two windows to side elevation with bespoke roller blinds.

## **BEDROOM TWO**

**13'11" x 9'1"**

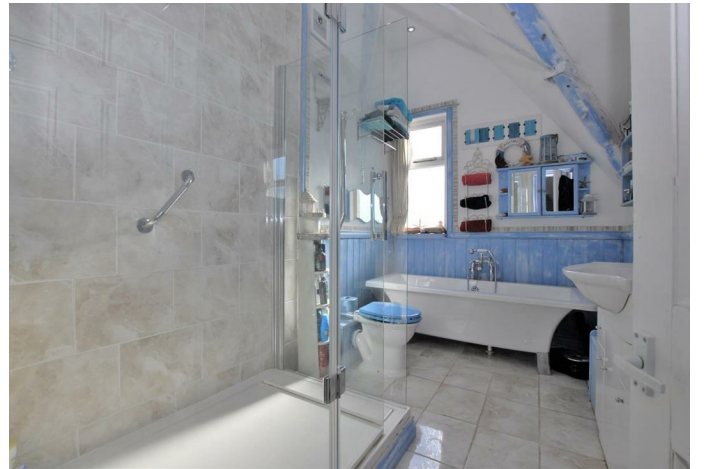
With panel flooring throughout, central heating radiator, range of fitted wardrobes complete with hanging rails and eye level shelving, central heating radiator, TV aerial point, two windows to side elevation with the bespoke roller blinds.

## **BATHROOM**

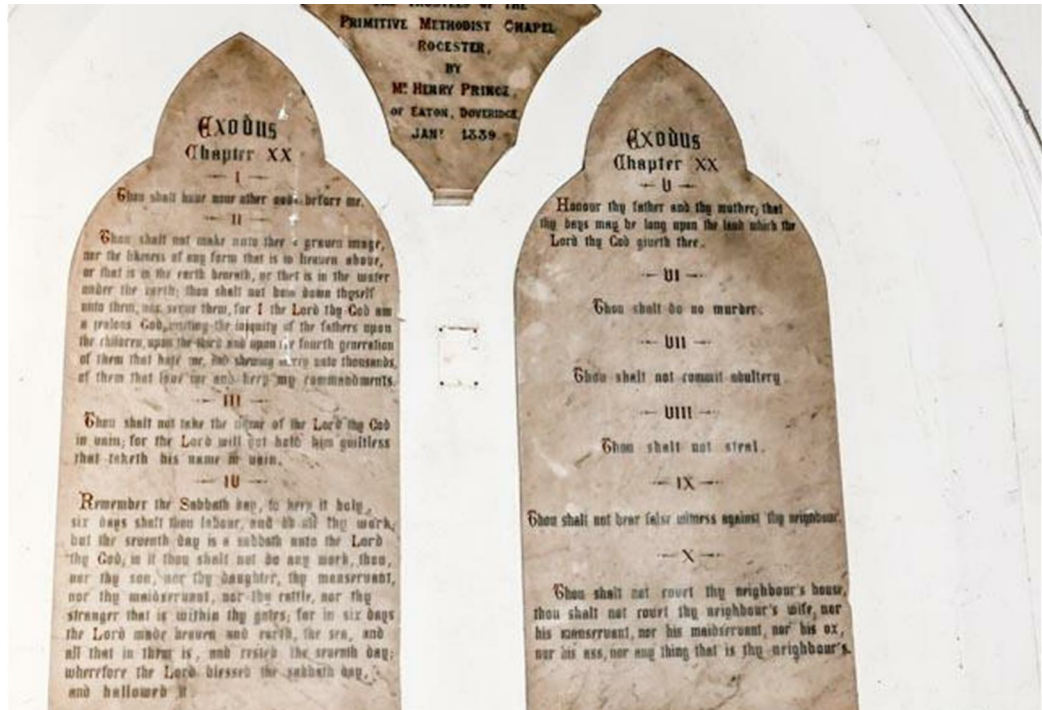
**10'10" x 6'9"**

With complementary tiling to floor coverings, timber panelling to lower half, a four piece bathroom suite comprising of freestanding bath unit, high level WC, shower cubicle with folding glass screen and waterfall shower head with complementary tiling surrounding, wash hand basin with chrome mixer tap, extractor fan, spot lighting to ceiling, towel rail, frosted window to side elevation with further window to the rear elevation with bespoke roller blind







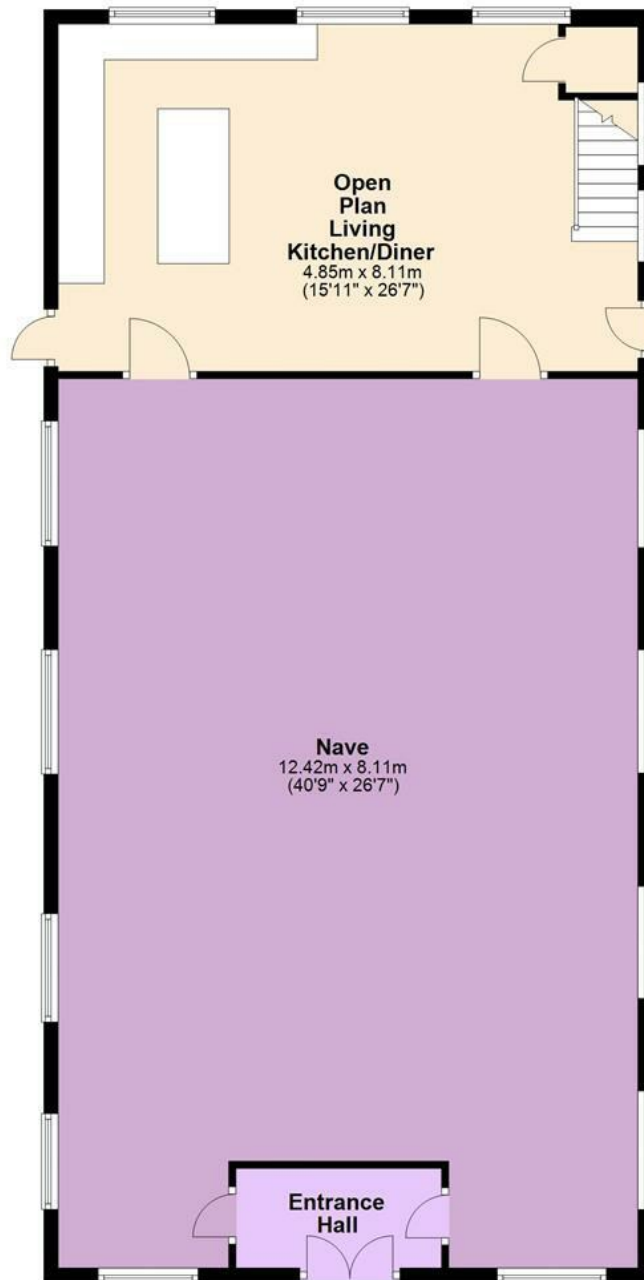








Ground Floor



First Floor

