

INIGO



The Baptist Chapel

SOUTH-EAST ENGLAND

£1,150,000 FREEHOLD

This wonderful converted Baptist chapel is situated in Southborough, on the northern periphery of Royal Tunbridge Wells and at the heart of the High Weald of Kent. Constructed in 1882 and extending to 2,622 sq ft internally (with the potential to extend further into the very large attic), the building retains its ecclesiastical architectural integrity, yet contains sensitive contemporary interventions that create a space perfectly suited to modern living. The Baptist Chapel is within easy reach of many shops and amenities, but also on the doorstep of the High Weald Area of Outstanding Natural Beauty.

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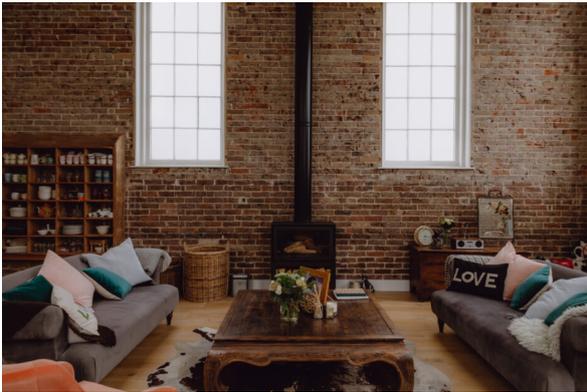
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Setting the Scene

The current owner has completely reconfigured and renovated the building with considerable sensitivity being paid to the original fabric. Prior to its conversion, The Baptist Chapel served the local Baptist congregation for over 100 years. As part of the extensive works carried out, everything from mains utilities to the wooden sash windows were overhauled and replaced, along with all wiring, plumbing and the fitting of underfloor heating in the main living areas. Through opening up the interior to reconfigure the existing space, the current owner has created a superb home, which is wonderfully airy and light. The soaring double-height living area, with its large clerestory glazing, is both the focal point and a celebration of the building's original purpose.



The Grand Tour

The Baptist Chapel is something of a landmark on the quiet street upon which it lies. The main entrance is through a grand double aperture, which is surrounded by impressive classical jamb mouldings. At the front of the building is off-street parking for two cars.

The front doors open directly into the expansive open-plan living space. The walls have been sandblasted to raw brick, lending added warmth and texture to the tremendously voluminous room. Contemporary hardwood flooring runs underfoot, adding to this layered aesthetic, while full height windows on all sides allow a wonderful quality of natural light in. An alternative entrance can be found at the side of the building, complete with a dog-wash, providing a practical solution to long muddy countryside walks.

Directly ahead of the main entrance lies the heart of the home: the kitchen. Beautiful joinery by Neptune and pale quartz worktops are complemented by appliances by Miele and a smart extractor fan, all set within a large island.

Beyond the kitchen, the ground floor hallway with slate tiles running underfoot provides access to two bedrooms, one with an en suite bathroom. A hatch opens to reveal a stairway to the cellar, where there is plenty of storage space. A utility/laundry area lies across the hall from one of the bedrooms and encompasses a wet room opposite.

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A set of stairs at the rear of the plan ascends to a wonderfully appointed study or extra bedroom, with the main bedroom suite and dressing room beyond. The main bedroom has a vaulted ceiling, mirroring the volume of the spaces throughout. An elegant en suite bathroom lies adjacent; this contains a cast iron claw-foot bath that allows for languorous evenings spent soaking and reading before bedtime. Untreated brass hardware adds texture to the space. Beyond the bedroom is a mezzanine overlooking the double-height living area, providing a sense of pleasing circularity between all spaces.

The Great Outdoors

The large courtyard garden lies at the western end of the building and is a brilliantly easy space to maintain. A veritable sun-trap, it provides ample opportunity for alfresco dining and cooking in the warmer months. Two patinated larch clad walls encase the space with climbing Jasmin and Roses.

Out and About

Tunbridge Wells offers a wide range of independent shops, theatres, coffee shops, supermarkets, and an abundance of farm shops and restaurants, including critically the acclaimed Tallow, a short stroll away. There are many highly regarded state and private schools in Tunbridge Wells and the local surrounding area.

Trains run from local station, High Brooms into London Bridge in 40 minutes and London Charing Cross in under an hour. The M25, Ashford station (for the Channel Tunnel) and Gatwick Airport are all within easy driving distance.

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About

Inigo is an estate agency that specialises in selling marvellous historic homes, believing that a beautiful home is a pleasure that never ages. We connect discerning individuals with extraordinary spaces, no matter the price or provenance. Covering urban and rural locations across Britain, our team combines proven experience selling distinctive homes with design and architectural expertise.