



Susan Payne
PROPERTY

PROUDLY PRESENT FOR SALE

Chapel House

Niton Road, Rookley, Isle of Wight PO38 3NP



£595,000
FREEHOLD



A unique and enchanting converted three-bedroom chapel blending character and contemporary design, with stunning open-plan living, landscaped gardens, parking and set in a popular rural location overlooking the village green.

- 1859 chapel converted into a glorious home this year
- Open plan kitchen/diner with panoramic doors to the terrace
- Landscaped rear garden with mature planting
- Stylish contemporary finishes throughout
- Network of scenic rural trails and footpaths on the doorstep
- Three double-bedrooms and two bathrooms
- Ground floor cloakroom and separate utility area
- Large gravel driveway parking area, with car charging point
- Conveniently located near Rookley village amenities
- Offered for sale chain free and ready to move into

For more information and to arrange a viewing, please contact Susan Payne Property on **01983 566244**.

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Originally constructed in 1859, Chapel House is an exceptional conversion of a former chapel, thoughtfully redesigned to create a stylish and contemporary detached home while retaining a strong sense of character and individuality. Green technologies have been embraced throughout the conversion, with generous insulation, an air source heat pump and electric car charging installed, all contributing to low running costs. Beautifully presented throughout, the property offers light-filled interiors, a double-height entrance hall, striking architectural details and an impressive open-plan layout ideal for modern living. Externally, the front of the property has a wonderfully open aspect looking over the village green, landscaped gardens to the rear which are fully fenced and back onto woodland, and a generous driveway/parking area, which all combine to create a home equally suited to entertaining, family life or peaceful retreat.

Situated within a desirable setting, overlooking the village green, Chapel House enjoys a peaceful yet convenient position surrounded by rolling countryside and attractive neighbouring homes. The area offers a wonderful balance of rural charm and accessibility, with nearby amenities, including a well-stocked village store, schools and transport links within easy reach. The surrounding countryside provides excellent walking and riding opportunities with miles of footpaths and bridleways criss-crossing the area.

Welcome to Chapel House

Chapel House immediately impresses with its attractive stone and brick façade and distinctive chapel-style architecture, creating an impressive and welcoming first impression.

Entrance Hall

The stunning double-height entrance hall provides a welcoming introduction to the home, with charming arched windows and door, and finished in soft neutral tones with quality flooring and doors throughout. The layout offers access to the ground floor accommodation while maintaining an immediate sense of light and flow.

Cloakroom

Conveniently positioned off the hallway, the cloakroom is fitted with a contemporary WC and wash hand basin, complemented by clean modern finishes and tiled flooring.

Utility Area

A useful utility space provides practicality for day-to-day living, ideal for laundry appliances and additional household storage.

Bedroom Three

Located on the ground floor, Bedroom Three is a versatile room that could equally function as a guest bedroom, home office or study. A large window provides natural light and borrows natural light from the entrance hall.

Living Room

The impressive living room is a fabulous feature of the home, offering excellent proportions and a wonderfully relaxing atmosphere. Contemporary flooring, recessed lighting and a striking modern fireplace create a stylish focal point, while the open connection to the kitchen/dining space enhances the sociable layout. Broad steps lead seamlessly through to the kitchen area, creating architectural interest and a sense of separation without compromising openness.

Kitchen/Diner

The beautifully designed kitchen/dining room has been thoughtfully finished with a sleek contemporary Nolte kitchen by Linear Kitchen Designs, with contrasting wood accents, high-quality stone worktops and NEF appliances. A large central island provides additional preparation space and informal seating, while extensive storage enhances functionality. Expansive sliding doors open directly onto the terrace and garden, flooding the room with natural light and creating superb indoor-outdoor living ideal for entertaining.



First-Floor Landing

The characterful turning staircase leads up to the first-floor landing, which provides access to the upper accommodation and benefits from natural light and soft neutral décor.

Bedroom One

The principal bedroom is a spacious and beautifully presented double room enjoying a peaceful outlook over rooftops to the downs beyond. The room features a large built-in wardrobe, offers ample space for furnishings and benefits from direct access to a stylish en-suite shower room.

Ensuite

The ensuite shower room is fitted with modern sanitaryware and contemporary finishes, providing a sleek and practical private space for the principal bedroom.

Bedroom Two

Bedroom Two is another well-proportioned dual-aspect double bedroom, enjoying pleasant natural light and flexibility for family living or guest accommodation.

Family Bathroom

The family bathroom has been finished to a high standard with a modern suite including bath, wash basin and WC, complemented by stylish tiling and contemporary fittings.

Outside

The landscaped rear garden has been thoughtfully arranged with a large terrace directly adjoining the kitchen/dining room, ideal for outdoor dining and entertaining. Beyond, gently rising lawns and gravelled areas create a low-maintenance yet attractive outdoor environment, bordered by mature greenery and fencing for privacy. The elevated position also allows for lovely countryside views from the upper areas of the property.

Parking

A substantial gravelled driveway provides generous off-road parking for multiple vehicles, adding both practicality and convenience, and has the added benefit of a pre-installed 7.5kw electric car charging point.

In Summary

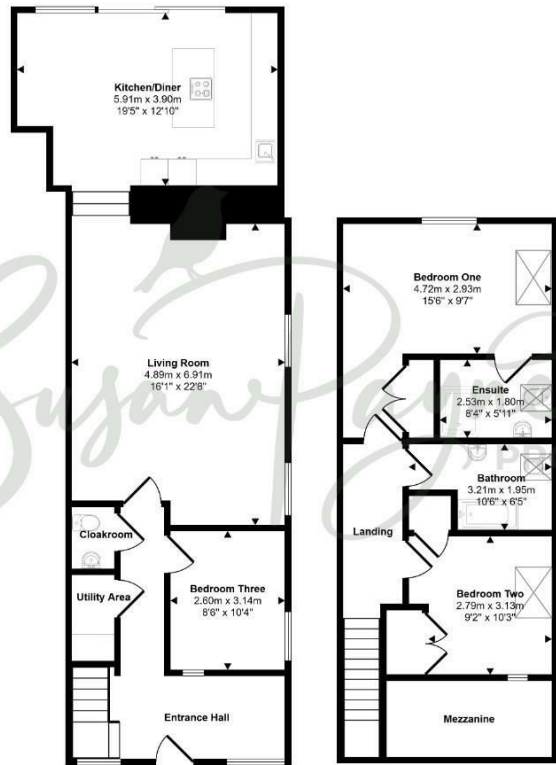
Combining contemporary luxury with characterful architecture, Chapel House is a beautifully executed conversion offering versatile accommodation, impressive entertaining space and attractive landscaped gardens in a desirable village setting. An early viewing with the sole agent Susan Payne Property is highly recommended.

Additional Details

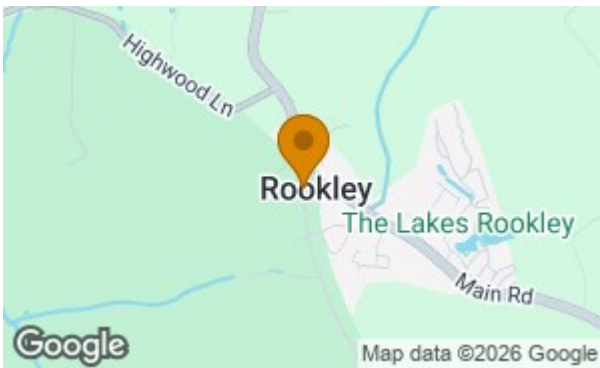
Tenure: Freehold | Council Tax Band: E (Approx £3108.98 for 2026/27) | Services: Mains water, electricity and drainage (all renewed 2025). Hot water and heating are provided by a high efficiency Samsung Air Source Heat Pump.



Approx Gross Internal Area
135 sq m / 1451 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

Agent Notes:
 The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents.
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