



The Old Chapel and Palmers, Loosley Row

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## An overview of The Old Chapel and 'Palmers'

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Foundry Lane, Loosley Row, Princes  
Risborough, Buckinghamshire, HP27 0PA

 4 Bedrooms       2 Reception Rooms

 3 Bathrooms       20 Stables

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### Additional Facilities

Equestrian Facilities: In addition to the 20 stables there are 4 Tack Rooms, Farm Office, Treatment/Washdown room with Integral Stocks, Several Store Rooms, Feed Store, 2 Hay Stores, 2 Cloakroom/Washrooms, 2 staff/kitchenettes

Agricultural Barn with 2 Hay Stores and Workshop

Unique manège with lay by and track and cross country steps

### TOTAL GROSS INTERNAL FLOOR AREA

9,347 sq. ft

### Gardens & Grounds

14.5 acres

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A detached former chapel with parking, gardens with panoramic country views, extensive equestrian facilities and outline planning permission for development, on a plot of 14.5 acres walking distance from local amenities





## About the property

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The property consists of a detached four bedroom house in a former chapel which has 1,835 sq, ft, of versatile accommodation finished to a high specification including a bespoke handmade wooden kitchen, contemporary sanitaryware, and bespoke carpentry creating extensive built-in storage throughout. The house is built on a hillside and has amazing panoramic views over the surrounding countryside from the rooms and private gardens.

In addition to the house the property has a comprehensive range of equestrian facilities, with three separate yards, a manège, and a cross country course. It is currently run as a livery and stud, and purchasers could continue to run this business if desired.

Alternatively, there is outline planning permission for demolition of some of the equestrian buildings to clear space to build two new dwellings on the site, and there is lapsed permission to convert another building into additional accommodation or B&B lets to create an income. The proposed new dwellings would allow multi-generational families to live together while maintaining some independence or there would be scope to sell them or rent out the new dwellings for additional income.

The planning permission leaves one of the three stable yards completely unchanged. This yard currently has five stables, a tack room, assorted barns and stores and an all weather lunge/turnout pen, and there is scope to extend if desired subject to planning. With the manège, cross country course, and paddocks this would allow purchasers to continue with an equestrian business on a slightly smaller scale or just keep horses for private pleasure.





## The Old Chapel

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The building was originally a cart barn, and was then used as a Chapel before being converted into residential use about 23 years ago. The vendors have made many improvements including a new kitchen installed 3 years ago, refitted bathrooms, bespoke built-in storage and bespoke oak internal latch and brace doors.

### **Kitchen/Breakfast Room**

The part glazed entrance door leads into the kitchen/breakfast room which has windows overlooking the top yard and is fitted with a bespoke range of hand built wall, base and full height units which include a double larder cupboard, a magic corner cupboard, pan drawers, cutlery drawers, and display shelving.

The composite quartz work surfaces incorporate a breakfast bar to seat four, a gas hob, and a double Rangemaster butler sink with a Quooker boiling water flex tap. Other appliances include an integrated double fridge and freezer, a wine cooler, A Neff microwave, and a Neff slide and hide oven. A recess with a mantel over houses a four over Aga with a gas balance flue.





### Reception Rooms

The dining room leads off the kitchen and has bespoke built-in shelved storage cupboards, including a glazed display cabinet and wine storage, spanning two walls. There is space for a dining table to seat eight and double doors to a walled courtyard garden with space for a hot tub which is available subject to separate negotiation.

The dual aspect sitting room has a high vaulted ceiling with exposed beams and timbers, a feature brick fireplace with a log burning stove, and bi-fold doors to a terrace in the garden which has panoramic views over the surrounding countryside. There is also a large log store for convenience.

### Principal Bedroom Suite

A staircase from the sitting room leads up to the principal bedroom on the first floor. The principal bedroom has a vaulted ceiling and dual aspect windows, including a feature arched window overlooking the stable yard with bespoke fitted shutters. The bedroom has a comprehensive range of built-in cupboards and wardrobes spanning one wall and a built-in drawer unit against a dividing wall separating off the en suite. There is a double shower cubicle with an Acqualisa shower with rainwater and standard shower heads, a vanity washbasin, a concealed cistern WC, and a towel radiator. The principal bedroom also benefits from air conditioning.











#### **Other Bedrooms and Bathrooms**

The sitting room has doors to two further bedrooms, one of which has far reaching countryside views and a fully tiled en suite shower room. A feature spiral staircase leads up to the fourth bedroom which is currently being used as a home office and has dual aspect windows, including a feature arched window with etched decorative panels and bespoke fitted shutters.

The main bathroom is also accessed off the sitting room and has a part vaulted ceiling with Velux windows and LED spotlights. There is a panelled bath with a shower attachment and metro tiled splash areas, a washbasin and concealed cistern WC set into vanity storage, a shelved airing cupboard and a towel radiator.

#### **Utility/Boot Room**

The utility boot room is accessed externally from the walled patio outside the kitchen where there is also a log store. The utility/boot room houses the Worcester boiler, the water tank and has space for storage, including coats and shoes, and space for a tumble dryer.



### Outbuildings

At the side of the property shallow steps with LED lighting lead up to a dog run and pen which has lighting and a 13 amp electricity supply.

There is also a timber storage shed and a parking area with space for four cars..

### Gardens

The property can be accessed via two separate entrances.

The courtyard garden outside the dining room is sheltered on two sides by brick walling and has a stone paved terrace with space for seating, and a raised area which currently houses a hot tub.

Outside the bi-fold doors from the sitting room there is a paved terrace with space for outside dining and entertaining and far reaching views over paddock and the surrounding countryside. Shaped box hedges separate the terrace from a lawned garden which has a raised vegetable bed.











## Palmers Yard Equestrian Facilities

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The property is currently run as a livery yard and stud and has a comprehensive range of equestrian facilities in three separate yards as well as a manège, a cross country course and numerous turn out paddocks and fields.

### Top Yard

The top yard closest to the house has two wooden stables, three brick built stables, and a brick built barn which has five internal Loddon stables, a tack room, a farm office and a utility area with a sink and running water.

### Middle Yard

The middle yard has a treatment room with a solarium, handling stocks, and hot and cold washdown. There are four stables in two wooden buildings and an open barn with a further three stables, a haybarn/store, a feed store, and a tack room with adjacent store rooms, and washroom. There is also a former goat shed which is currently unused but which has lapsed planning permission for conversion into a self-contained one bedroom groom's flat. There is also a Claydon five horse walker.



### Bottom Yard

The bottom yard is accessed via a security gate with key pad entry and has CCTV and extensive gravel areas providing parking for cars or horse boxes. There are two separate wooden stable blocks with a total of five stables, a spacious tack room and an adjacent store/hay barn. There is also a 10 m. by 15 m. agricultural barn which has two open bays, and a closed bay which is used as a farm workshop and has extensive racked storage and shelving. A door at the rear of the barn gives access to the workshop, a second tack room with plumbing for a washing machine, a cloakroom, and stairs to a first floor area which is used for further storage.

The bottom yard also has access to a fenced all weather lunge/turnout pen which is surrounded by fencing with clipped hedges around the fence.

### Manège and Cross Country Course

There are very few properties in the country which have the same level and variety of facilities for schooling horses as Palmers Yard, and owners come from far and wide to use the unique facilities in the manège for training clinics.

The manège measures 65m. by 25 m., is surrounded by post and rail fencing on three sides, and has a jump storage stand and a seating gazebo for spectators. The all weather surface continues into a lay by and track on one side which has a jump and various gradients, including cross country steps, for fitness training and schooling. Sodium floodlights also allow horses to be trained for competitions under lights.

The available facilities also include a fun cross country course which is in a tear drop shape and includes an open grassland area for cantering and a woodland trail, with about 25 to 30 varied obstacles along the route, which are suitable for younger horses or children.







### Paddocks

The property has a total plot of about 14.5 acres which includes a total of 38 paddocks with numerous turn out paddocks and two large paddocks which can be accessed via a hard track for vehicles. The paddocks are surrounded by mains fed electric fencing, and most have mains running water. Several of the paddocks have field shelters all of which are available subject to separate negotiation.

### Planning Permission

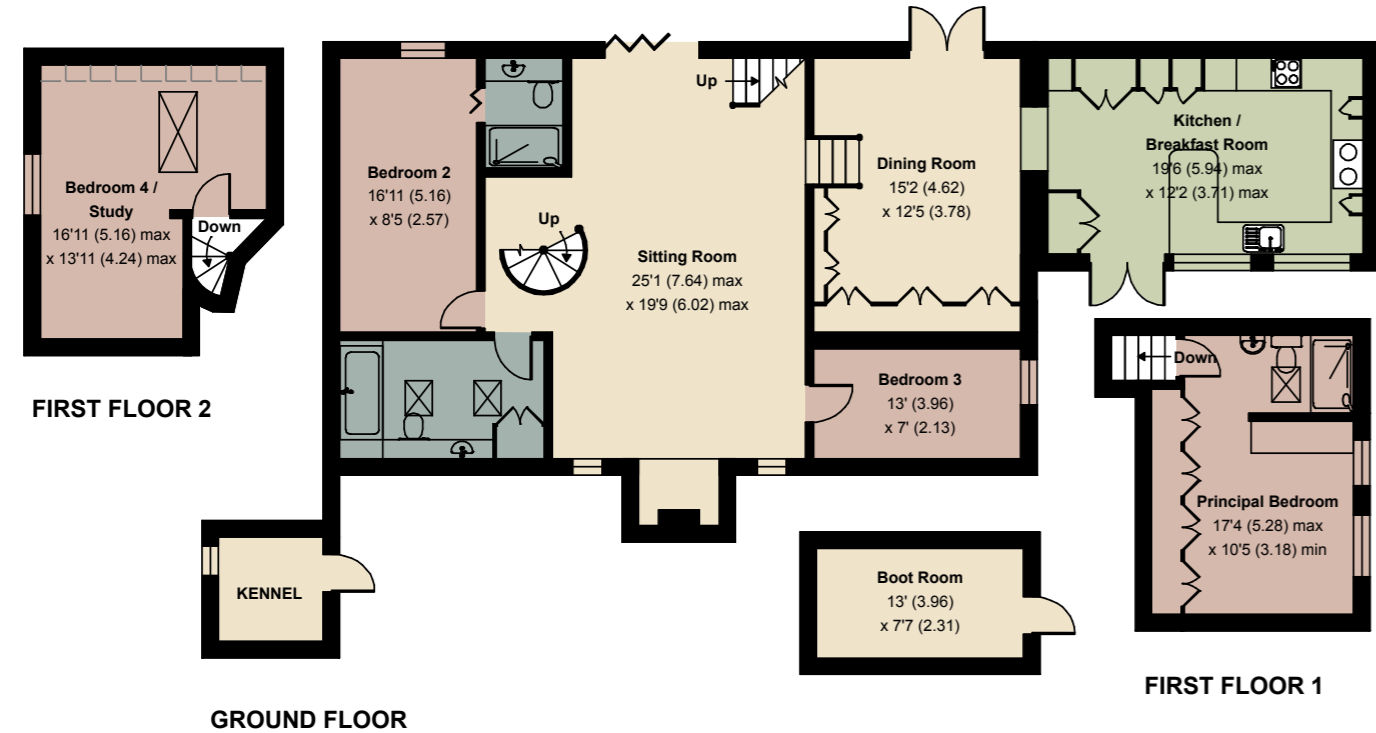
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In addition to the lapsed permission to convert the old goat shed into a groom's flat, there is also lapsed planning permission which included doubling the size of the kitchen and converting three of the stables in the top yard into ancillary accommodation for extended family or to rent out as B&B apartments. Although these permissions have lapsed there is a high probability that they would be granted again if an application was made.

The property also has outline planning permission to demolish the brick built barn with stables, tack room and office in the top yard as well as all the barns and stables in the middle yard to make way for the building of two new detached houses with private gardens and panoramic views. Details of this planning permission is available on request.



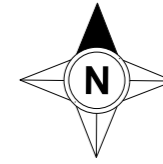
# Floorplan



FIRST FLOOR



OUTBUILDINGS



Denotes restricted head height

Approx Area: 1,835 sq. ft. / 170.4 sq. m  
 Limited Use Area: 14 sq. ft. / 1.3 sq. m.  
 Outbuilding/Workshop: 5,576 sq. ft. / 518 sq. m.  
 Barn: 428 sq. ft. / 39.8 sq. m.  
 Store: 492 sq. ft. / 45.7 sq. m.  
 Stables: 1,002 sq. ft. / 93.1 sq. m.  
 Total: 9,347 sq. ft. / 868.3 sq. m.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

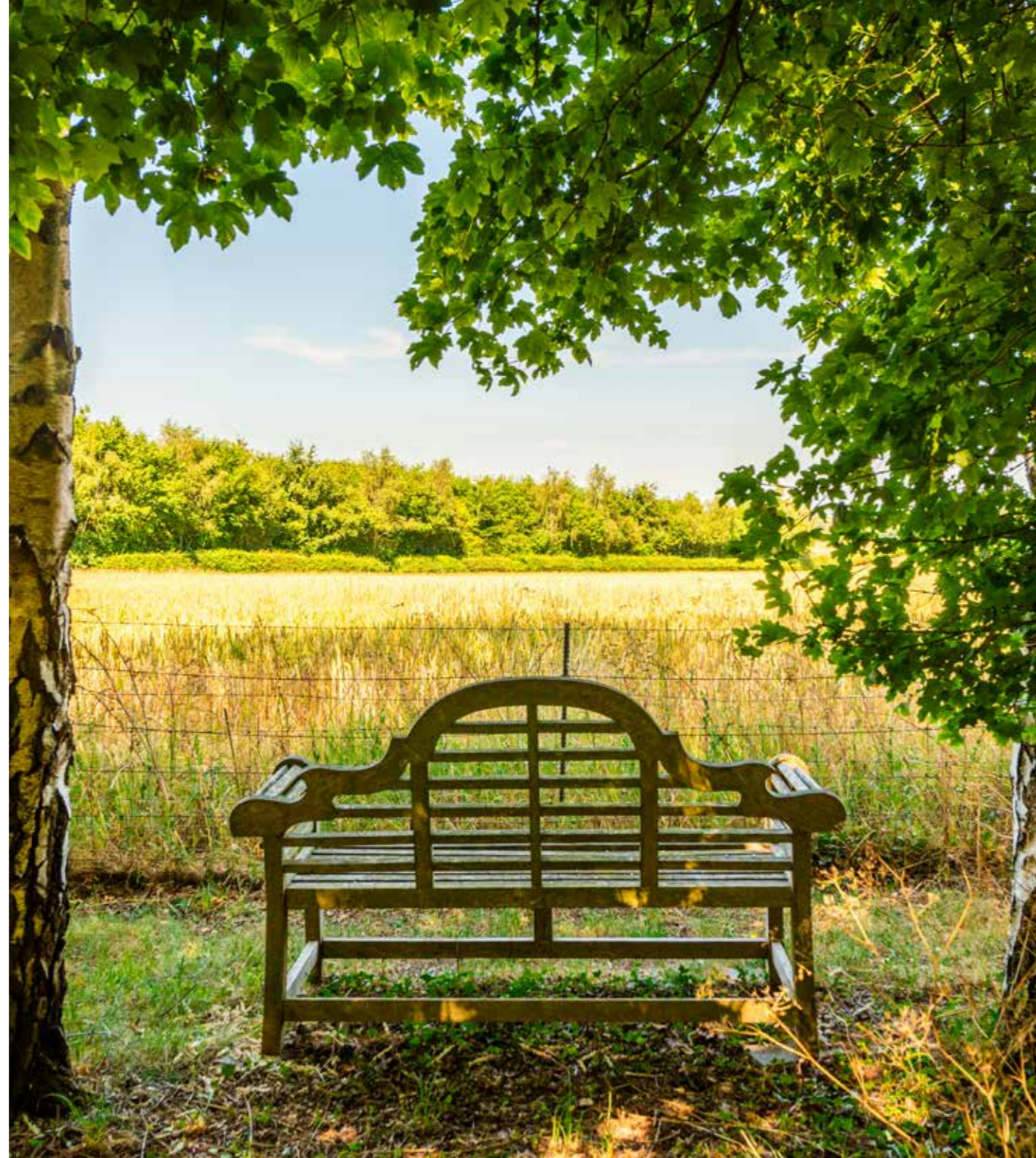


### Situation and Schooling




Loosley Row is situated in the Chilterns Area of Outstanding Natural Beauty, and has a variety of footpaths and bridleways.




The property is within walking distance of amenities in Lacey Green village which include The Black Horse and The Whip Inn public houses, a village hall, a convenience store, a windmill, and a Church of England primary school which is rated good by Ofsted.

Lacey Green also has a bus service to Princes Risborough which has shops and restaurants, and a train service to Marylebone for commuters. The property is in catchment for grammar schools in Aylesbury and High Wycombe, and local private schools include Griffin House, The Gateway, Godstowe Preparatory School and Pipers Corner School.



### Within easy reach...

-  Heathrow Airport: **26.8 miles**  
Luton Airport: **29.5 miles**
-  Princes Risborough: **2.3 miles**  
Thame: **9.5 miles**  
Aylesbury: **10.4 miles**  
High Wycombe: **7.2 miles**  
Wendover: **7.8 miles**
-  Saunderton: Marylebone: **39 minutes**  
Princes Risborough: Marylebone: **44 minutes**

-  M40 junction4: **7.7 miles**  
A41: **11 miles**
-  St Johns CofE School: **1.2 mile**  
Griffin House, Great Kimble: **4.8 miles**  
The Royal Grammar School: **5.23 miles**  
Wycombe High School: **6.13 miles**
-  Whiteleaf Golf Club: **1.0 mile**  
Brush Hill Nature Reserve: **2.8 miles**  
Hartwell House and Spa (NT): **7.7 miles**  
Waterside Theatre, Aylesbury: **7.9 miles**

### DIRECTIONS

From the M40 junction 4, exit the roundabout onto A4010/John Hall Way. Continue on the A4010 for approximately 2.5 miles. Turn left onto West Wycombe Road/ A40. At Pedestal Roundabout, take the 2nd exit onto Bradenham Rd/A4010 and continue on it for approximately 4 miles. Turn right onto Foundry Lane and the gated entrance is approximately 0.1 miles along on the left hand side.

### SERVICES

The property is supplied with mains water and electricity.

### ADDITIONAL INFORMATION

The property lies within the local authority of Buckinghamshire Council, Wycombe Area and is in council tax band G. The energy efficiency rating is tbc.

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To arrange a viewing please contact:  
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