



If you are looking for space, look no further! This charming chapel conversion offers incredibly light and spacious accommodation with four bedrooms, three with en-suite facilities, plus a studio/potential annexe. Located on The Green in the heart of the village, with sea views from upstairs rooms and all village amenities and coastal walks can be enjoyed from your front door. EPC D60. Council Tax Band E. Freehold.



THE PROPERTY

An incredibly light converted chapel with parquet flooring in the entrance hallway. The property has been lovingly restored and updated in our vendors ownership to bring it up to the standard it is today. On the ground floor is a spacious and welcoming entrance hallway and a generous reception room, a cosy living room with open fire and kitchen that was installed in October 2024. The property is versatile offering a studio room which could be turned into an annexe or income stream. Upstairs are three bedrooms and a study.

The property has previously been run as a bed and breakfast with all upstairs rooms having en-suite facilities and lockable doors. It is believed that the opening on the landing was used for the guests to prepare their own tea and coffee.

The property was built around 1875, built with serpentine and granite quoins with slate tiles on the roof. The property is warmed by oil fired central heating, this also provides the hot water. There are solar panels on the roof which are leased.

Outside are private mature gardens, a greenhouse, a workshop and a shed. Driveway parking for three cars.

LOCATION

The Lizard village, Britain's most southerly village is a thriving coastal community throughout the year and has a two public houses, hotel, butchers, junior school, shops, doctors surgery, garage, galleries, restaurants, farm shop and church. The local area has some of the most dramatic coastlines the UK has to offer. Arrive at the Lizard Green and one can walk west, south or east following the land until it stumbles into the ocean. Watch boats of all descriptions nearing the land and coastline,

made safe by the mighty Lizard lighthouse which is a world renowned landmark. From Kynance Cove to Lizard Point to Housel Bay and Church Cove, you will be thrilled by the spectacular marine views.

DIRECTIONS

Arriving at the Lizard the property can be found on the right as soon as you enter the green. what3words: shipped:graver:dizziness

SERVICES

Mains water, electricity and drainage. The solar panels on the roof are leased from 18/11/11 for 25 years and three months to finish on 18/2/37. According to Ofcom.org.uk broadband services are standard and super fast and mobile coverage is likely through EE and Vodafone, Three and O2.

TENURE - FREEHOLD

COVENANTS

The property cannot be used as a music/dance hall or a victualler (meaning that you can't sell alcohol from the property).

COUNCIL TAX BAND E

EPC D60

ALL DIMENSIONS AND FLOOR PLANS ARE APPROXIMATE

The double glazed door leads into the porch and double doors lead to the entrance hallway.

Entrance Hallway

With Parquet flooring. Stairs lead to the first floor. Doors lead to two reception rooms, the kitchen and an understairs storage cupboard. Two radiators. Ceiling lights. Consumer unit.

Reception Room 27' x 15'11" (8.23m x 4.85m)

A generous and light room, half of the room is full height enjoying a feature window. Double glazed window with deep sill overlooking the mature front garden. Tiled floor. Ceiling rose light. Two radiators. Panelled to half height. The grand piano is negotiable.

Living Room 13'2" x 13'1" (4.01m x 3.99m)

A cosy living room with feature open fireplace with granite surround. Wooden floor. Radiator. Ceiling light. Double glazed window to the front. Door leads into the kitchen.

Kitchen 13'4" x 13'1" (4.06m x 3.99m)

A modern and recently fitted kitchen (October 2024) in dark grey with base units and quartz worktops. A range style oven with extractor above and tiled splashbacks. Stainless steel sink and drainer with mixer tap. Integrated dishwasher. Some inset lighting and a pendant light. Space for fridge freezer. Wood flooring. Double glazed window to the side. Door to the studio/potential annexe.

Studio (with annexe potential) 34'5" x 13'5" (10.49m x 4.09m)

A fantastic light room which could be used as an annexe or studio. With exposed granite around the doorways. Kitchen cabinets were installed in 2024, they are the same as the kitchen in dark grey with quartz worktops and a stainless steel sink with mixer tap. Space for washing machine. Wood floor. Two radiators. Inset ceiling lighting. Double glazed patio doors looking onto the decked seating area where the afternoon/evening sun can be enjoyed. Door to the shower room and stairs to the mezzanine bedroom. Door to boiler room. Cupboard housing the consumer unit.





Studio Shower Room 8'6" x 4'6" (2.59m x 1.37m)

A shower cubicle with tiled surrounds and shower attachment. Pedestal wash hand basin with mixer tap. WC. Heated towel rail. Wood floor. Extractor fan.

Mezzanine Bedroom 13'3" x 11'6" including staircase (4.04m x 3.51m including staircase)

With some restricted head room. Obscure double glazed window to the side. Beamed ceiling. Velux window. Wood floor.

Boiler Room

The boiler was newly installed in April 2025. Shelved storage space. Some exposed granite and granite step. Tiled floor. Half paned obscure double glazed door to the side.

Landing

An opening with storage cupboard, shelf and hanging area. Wood flooring. Loft hatch. Doors to three bedrooms. Door to cupboard housing the hot water cylinder.

Bedroom One 16'1" x 13'1" max (4.90m x 3.99m max)

A lovely light room with feature curved wall. Wood floor. Pendant light. Double glazed window overlooking the green and sea views in the distance. Door to en-suite bathroom.

En-suite Bathroom

With separate free standing bath and tiled shower cubicle. Pedestal wash hand basin. WC. Extractor fan. Heated towel rail. Double glazed window to the front.

Bedroom Two 13'2" x 13'2" (4.01m x 4.01m)

Another lovely light room with views over the green and towards the sea. Wood floor. Radiator. Double glazed window to the front. Door to en-suite shower room.

En-suite Shower Room

Tiled shower cubicle with shower attachment. Pedestal wash hand basin. WC. Wood floor. Heated towel rail. Extractor fan. Ceiling light.

Study 13'1" x 7'1" (3.99m x 2.16m)

Double glazed window with sea and countryside views. Radiator. Pendant light. Wood floor. Steps down to bedroom four.

Bedroom Three 16'1" max x 13'3" max into alcove (4.90m max x 4.04m max into alcove)

Two velux windows. Built in wardrobe. Feature beams. Radiator. Door to the en-suite shower room.

En-suite Shower Room

Velux window. Tiled shower cubicle. Pedestal wash hand basin. WC. Heated towel rail.

Agents Note

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