



FOR SALE

Chapel Road, Isle Abbots, TA3 6RR

£725,000



ORCHARDS
ESTATES

OrchardsEstates welcome to the market this beautiful building featuring high ceilings, magnificent windows and splendid architectural style, a building steeped in spiritual history could be just waiting to welcome you as your new home.

This four-bedroom detached chapel has been sensitively converted to retain many original features.

Take a pew and look around using our tour which features 360-degree views of the property and grounds. For more information and to arrange your visit, simply give us a call and we will arrange a suitable date and time for you to have a look around.

£725,000



LOCATION

Isle Abbots is an unspoilt rural village located well away from main roads with several approaches through country lanes. The village has a church whilst Ilminster (5 miles) offers a good range of everyday shops and Taunton (9 miles) offers comprehensive county town amenities.

Ground Floor Living Entrance Porch (Vestibule) - Door to front, tiled floor and large wooden doors opening out to the living area.

Open Plan Living Area - Beautiful stained glass tall windows to both sides and solid oak wooden floorboards.

Kitchen/Diner - Side aspect double glazed windows, kitchen comprising a range of base units and shelving, solid worktops, space for range style cooker with extractor and tiled splash back, stone tiled flooring. stable door to front and double glazed French doors to side.

Laundry Room - Side aspect double glazed window, plumbing for washing machine, space for fridge/freezer, stone tiled flooring, extractor fan and Velux type window.

Wet Room - Walk in shower, pedestal wash hand basin, WC, fully tiled walls, tiled floor and chrome heated towel rail.

Second Floor Mezzanine Landing - With stairs rising from the ground floor and overlooking the living area. Leading to:-

Master Bedroom with En-suite - Rear aspect double glazed window, large walk in wardrobe with shelving, solid timber floorboards, hatch to loft space and two radiators. The en-suite has a side aspect double glazed window, bath with shower over and tiling, pedestal wash hand basin, WC, airing cupboard, heated towel rail and solid timber floorboards.

Third Floor In the roof space of the chapel you will find:-

Bedroom Two - Two Velux type windows and bath with mixer taps and shower attachment.

Bedroom Three - One Velux type window.

Bedroom Four - One Velux type window.

Jack and Jill WC - Pedestal wash hand basin, WC, extractor fan and heated towel rail.

Garden The generous grounds are laid mainly to lawn with raised borders, vegetable patch and an orchard enclosed by hedging. To the front of the property is pathway with lawn areas on both sides and continues to the side where you will find a patio seating area which leads up to the stable door to the utility room.

Material Information

- Freehold Property dating back to c. 1896.
- Council Tax Band: C
- EPC Rating: D
- There is a large area which provides off road parking and offers the scope to add a car port or garage (subject to planning permission).
- Mains Drainage, Water and Electric
- Oil Boiler 36kw.
- Oil Central Heating. Chimney was last swept in 2022.
- Kitchen extension is 10 years old.
- Loft - Boarded with sockets and lighting.
- Solar Panels - We have been reliably informed by the vendor that the income can be up to £900 per annum. The solar panels can also heat the water.
- Prospective buyers should be aware that there are two sections of the garden which have graves. Further information can be provided on these, and access to visitors, upon request.
- OFCOM: 15mpbs Broadband available. (The vendor has installed STARLINK).
- Flood Zone I: Low probability of flooding.

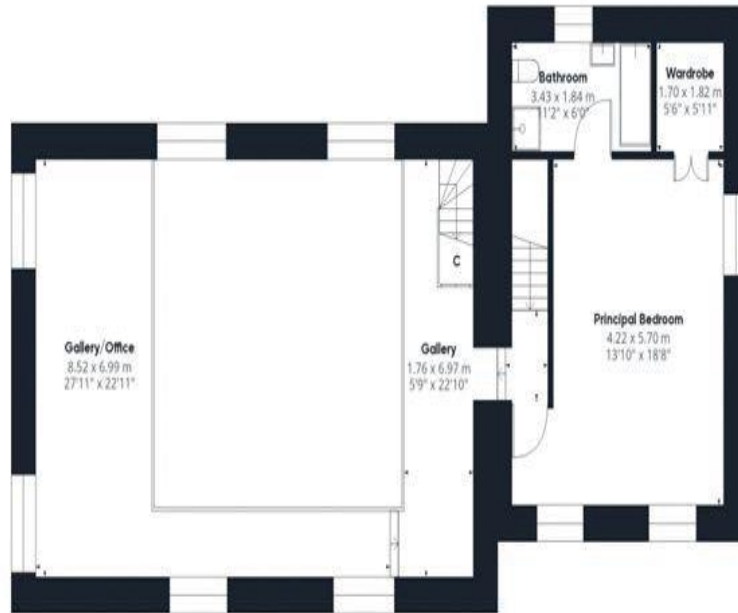


Directions

From the Southfields Roundabout take the exit onto the A358. Proceed along this road and then turn right onto Cad Road. Follow this road and then turn left onto Church Road. Proceed along this road and continue onto Gravel Lane. At the end of the road turn left onto Garden Plot Hill and continue onto Chapel Road. The property can be found on the left hand side.

<https://w3w.co/boot.conceals.awakening>

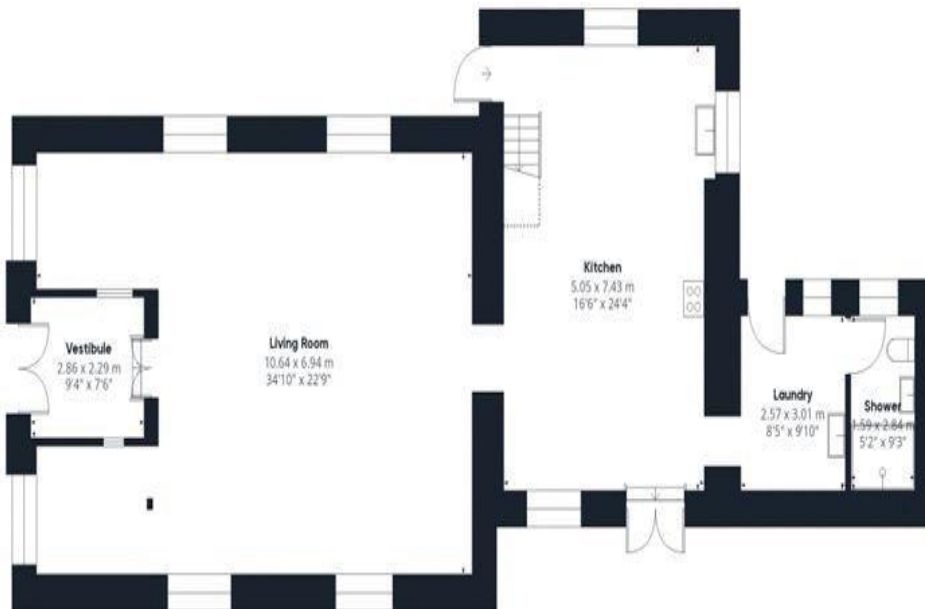
<https://maps.app.goo.gl/h2yoMgdM5kDXsu8A7>



Approximate total area¹
271.63 m²
2923.8 ft²

Reduced headroom
20.81 m²
224 ft²

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	75 C
39-54	E		
21-38	F		
1-20	G		



(1) Excluding balconies and terraces

Reduced headroom
Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS SPMS 3C standard.

GRAFFI 360



01460 477977 or 01935 277977



www.orchardsestates.com



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Consumer Protection from Unfair Regulations 2008: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.