



FOR SALE

The Methodist Chapel, Court Lane, Stoford, BA22 9UQ

Auction Guide Price £120,000



ORCHARDS
ESTATES

A Unique Opportunity to Make Your Mark.

Step into a property that offers endless potential, inviting you to unleash your creativity and make it truly your own.

With its solid foundation and versatile spaces, this home is a blank canvas waiting to reflect your style.

Here in the office, we've envisioned a variety of interior designs that could perfectly complement this space.

Perhaps you're drawn to the serene simplicity of Scandinavian minimalism, the bold elegance of Art Deco, or the free-spirited charm of a Bohemian aesthetic.

Whatever your personal style, this home is ready to embrace and evolve with your vision, becoming a space as unique as you are.

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LOCATION

Stoford and Barwick, two closely linked villages on the Dorset/Somerset Border are approx 2 miles south of Yeovil and are well serviced by Yeovil Junction Train Station connecting London to Exeter and the A37 between Yeovil and Dorchester. Barwick dates back to the Bronze Age and is first noted in modern records as far back as 1185 and is well known for Barwick Park and the follies situated in various areas, whilst Stoford was first recorded in the 13th Century as a 'new town' with Burgage plots made available for tenants from local Lords.

Approach

Set in an elevated position on the corner of Newton Road and Court Lane this property fronts both roads with entrance off Court Lane through a low level hamstone wall with wrought iron gates and several steps up to the vestibule entrance door.

Inside

The initial reception entrance area opens to the main building with high vaulted ceiling, stained glass windows and timber flooring.

Planning Design Proposal

The current owner has received planning permission to convert this space into a large 1 bedroom home. Maintaining the structure, the entrance will be to the vestibule and then into the living space. Living Room: Splitting the property in half to create a very spacious main living area with full height vaulted ceilings and utilising the existing windows including the high set windows in the gable end as well as provision of a wood burning stove and flu. Kitchen: With space for storage, white goods and large enough to accommodate a breakfast table plus seating and utilising 4 existing windows. Study: Separate space for a home work

area. Bathroom: Situated on the ground floor. Stairs to First Floor with access to the bedroom. The upper landing and bedroom have approval to add roof windows.

Planning Consent

24/01372/FUL Self-build conversion of a former Methodist Chapel to a single residential dwelling; and external alterations to the building including two rooflights and flue on west roof slope and formation of bin collection area behind new metal gate and railings. (Revised application of 23/02054/FUL)

Material Information

- Freehold Former Wesleyan Methodist Chapel
- Unoccupied since 1984, with registered use as a light storage area
- Full Planning Permission Obtained to Convert to a Single Residential Dwelling
- Mains Drainage, Water and Electric
- Situated within the Conservation Area of Stoford
- On street parking
- Flood Zone 2: Medium Risk
- Broadband: OFCOM: Superfast, up to 80Mbps

Directions: Stoford can be accessed from the A37 as signposted from both the Yeovil and Dorchester directions, upon entering the village the property is situated just off Newton Road on the junction with Court Lane and will be easily identifiable with an eye catching Orchards Estates FOR SALE Board.

<https://w3w.co/income.finds.linen>

<https://maps.app.goo.gl/RARbwcERaSF3hdw6A>



