



# The Methodist Chapel

Chapel Hill, Whiddon Down EX20 2PX

RENDELLS

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Offers Over £200,000

**A fantastic opportunity to acquire an unlisted detached stone built Methodist Chapel dating from 1906 with current planning permission for conversion into two holiday lets of 2 bedrooms and 6 bedrooms respectively. Offering character features including a crenellated entrance hall and main chapel with leaded stained glass windows, wood flooring, and high curved ceilings. Offered with no upward chain.**

## Situation:

The Methodist Chapel is situated in the heart of the popular small village of Whiddon Down offering convenient access to Dartmoor National Park and the A30 road network, the main Devon & Cornwall tourist route. The village has a small range of amenities including a popular public house, petrol station with shop and is serviced by a regular bus route. There is a good community with regular events taking place at the nearby village hall.

The ancient stannary town of Chagford lies approximately 5 miles away, the market town of Okehampton is approximately 7 miles to the west and the cathedral city of Exeter is approximately 16 miles eastwards. Okehampton lies on the northern edge of Dartmoor National Park. It is approximately 30 miles from both the north and south Devon coasts. There are superb local beauty spots where one may enjoy walking, riding and fishing. The shopping area contains several banks and supermarkets including a Waitrose as well as many interesting independent shops. Primary and secondary education is well catered for in local schools with Okehampton College rated as Outstanding by Ofsted. The recreation ground and park contains, amongst other things, an indoor heated swimming pool. Most sports are available including 18 hole golf course, squash courts, and thriving rugby and soccer clubs.

## Description

Main access is via the crenellated front porch and historic arched church door leading into the main **CHAPEL** offering a wealth of features including the high curved ceiling, wood flooring, and leaded stained glass windows. A door leads through to the **KITCHEN/MEETING ROOM** with a side hallway and a **CLOAKROOM** with wc and sink. There is a second externally accessed cloakroom also with **WC**, and a **BOILER ROOM** containing the oil fired boiler.

For the avoidance of doubt the Burial Ground does not form part of this disposal, being retained by the former Church and continuing to be available for burials and visits by mourners/family members.

## Outside:

Externally there is a driveway with **OFF STREET PARKING** for a number of vehicles leading to the side entrance to the Chapel and further **PARKING/GARDEN** to the rear.

Directly to the front of the chapel are stone pillars with a wrought iron gate and fencing with steps up to the front area and the main arched door. At present there is a right of access over the front steps/path area to get to the Burial Ground for all needful purposes but a planning application has been lodged to create a separate access to the burial ground (DNP 0021/24).





**Method of Sale**

Offered by Private Treaty with vacant possession.

**Services:**

Oil fired central heating. Mains electricity, water and drainage

**Local and Planning Authority:** West Devon Borough Council and Dartmoor National Park

**Council Tax & Energy Performance Certificate**

Currently exempt due to being a former Place of Worship.

**Tenure:**

The property is freehold with vacant possession.

**Wayleaves, Rights & Easements:**

The property is sold subject to any wayleaves, public or private rights of ways, easements and covenants and all outgoings, whether mentioned in the sales particulars or not.

**Boundaries, Roads & Fencing:**

The Purchaser shall be deemed to have full knowledge of the boundaries, and neither the Vendor, nor their Agent will be responsible for defining the ownership of the boundary fencing and hedges.

**Viewings**

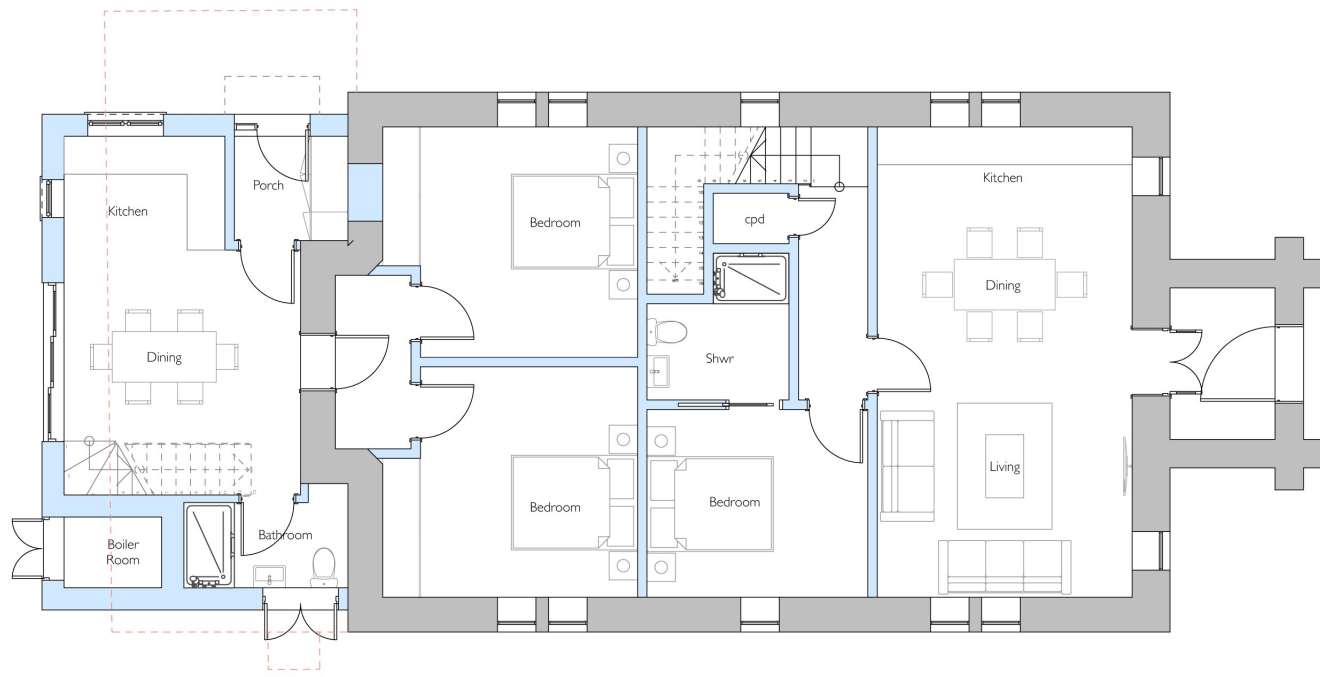
Strictly by appointment only through Rendells Estate Agents,.

Tel: 01647 432277.

**Directions:**

From the A30 turn off for Whiddon Down and follow the A382 road into the village, passing the petrol station and services on your right. At the Post Inn public house turn left into Chapel Hill and the property will be found on your right hand side after a short distance.

**What3Words:** opponent.divisible.nest



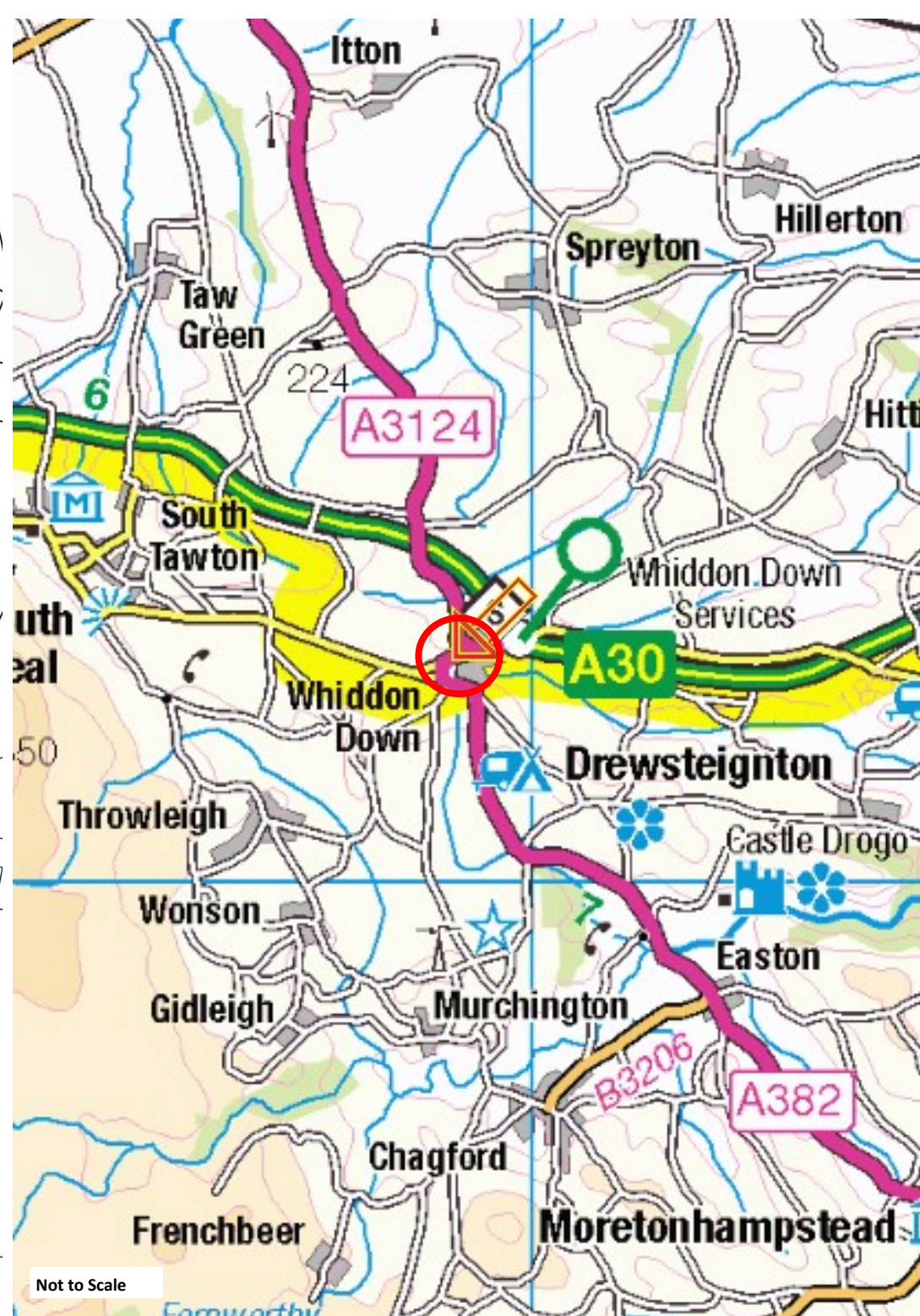
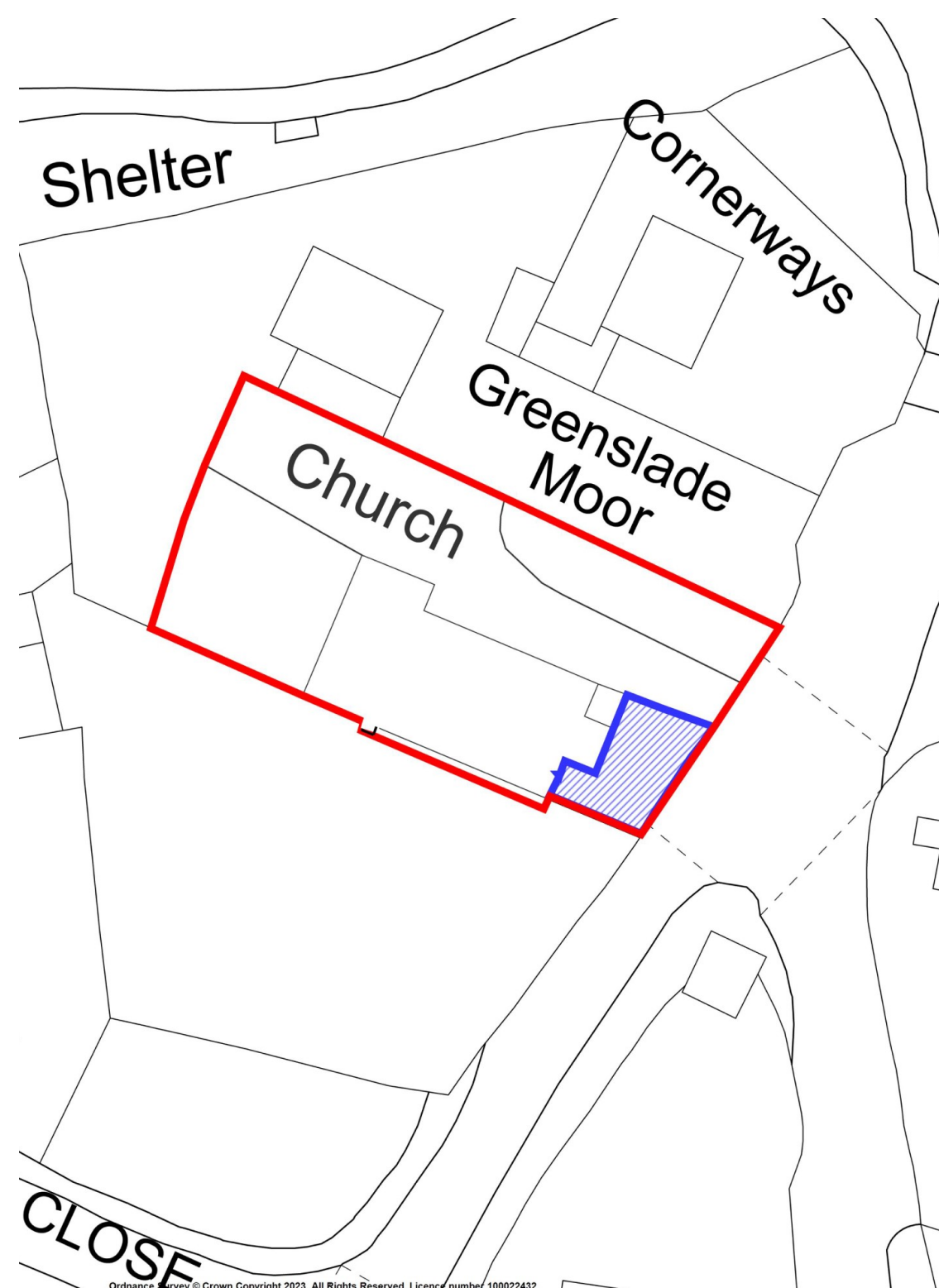
Proposed Ground Floor Plan

Scale 1:100 @ A3

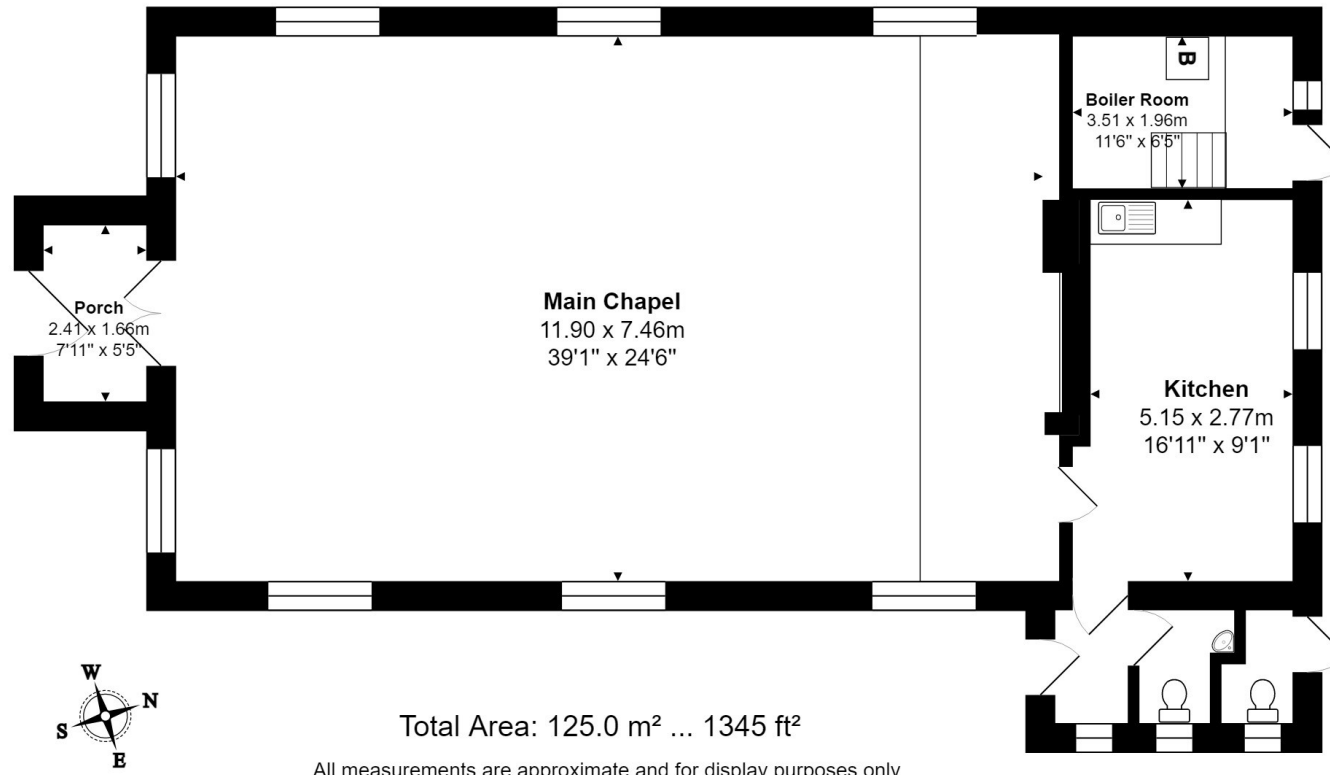


Proposed First Floor Plan

Scale 1:100 @ A3



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**Consumer Protection from Unfair Trading Regulations 2008**

- 1) These particulars are set out for the interested parties and purchasers as a guideline only. They are intended to give a fair description but not to constitute an offer or contract.
- 2) All descriptions, dimensions, distances, orientations and other statements/facts are given in good faith but should not be relied upon as being a statement or representation of facts.
- 3) Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services are in good working order. The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. Interested applicants are advised to make their own enquiries and investigations before finalizing their offer to purchase.
- 4) The photographs appearing in these sales brochures show only certain parts and aspects of the property at the time the photographs were taken. Aspects may have been changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.
- 5) Any area measurements or distances referred to herein are approximate only.
- 6) Where there is reference in these particulars to the fact that alterations have been carried out, or that a particular use is made of any part of the property, this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser.
- 7) Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If there are any points of particular importance that need clarifying before viewing please do not hesitate to contact this office.
- 8) References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from a solicitor and before finalizing their offer should make their own enquiries and investigations. Buyers should check the availability of any property and make an appointment to view before embarking on any journey.

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