



United Methodist Community
Church, Bedford Road, St. Ives,
Cornwall, TR26 1RP









UNITED METHODIST COMMUNITY CHURCH, BEDFORD ROAD, ST. IVES, CORNWALL, TR26 1RP

GUIDE PRICE £350,000 FREEHOLD

An outstanding opportunity to purchase a late 19th century Methodist church, situated in the centre of the bustling fishing town of St Ives to be sold as seen.

*** LATE 19TH CENTURY METHODIST CHURCH * TOWN LOCATION ***

*** CLOSE TO ALL AMENITIES * VIEWING HIGHLY RECOMMENDED ***

*** MANY PERIOD FEATURES * HUGE POTENTIAL SUBJECT TO PLANNING * EPC = EXEMPT ***

*** COUNCIL TAX BAND = EXEMPT ***

An outstanding opportunity to purchase a late 19th century Methodist church, situated just off the centre of the bustling fishing town of St Ives to be sold as seen. The property can be utilised for many different uses, subject to necessary planning permission and prospective purchasers are to make their own enquiries via the local planning department for such changes. The property is within walking distance of all the amenities, the harbour, main street and the beaches of Porthmeor and Porthminster. The church has a garden to the front and parking to the side.

FRONT PORCH: 2.84m x 1.96m (9' 4" x 6' 5") Double timber arch doors, radiator, half glazed stained glass double doors to:

FOYER: 9.49m x 4.33m (31' 2" x 14' 2") Half glazed timber partition wall to main church, three radiators. Large serving hatch to kitchen.

Further door from foyer to:

SIDE LOBBY: 4.27m x 1.88m (14' x 6' 2") Narrow double timber, doors from carpark, radiator, steps rising to the observatory.

KITCHEN: 4.23m x 2.72m (13' 11" x 8' 11") Modern fitted kitchen with base units with roll top worksurface over, inset single stainless steel sink and further sink/ drainer, electric under counter oven, five ringed gas hob with extractor fan above, additional oven, radiator, stain glass window onto Bedford Road, fuse box, gas boiler.

INNER LOBBY: 4.42m x 1.96m (14' 6" x 6' 5") Access to WCs and tower. Doors from inner lobby to:

ACCESSIBLE WC: 1.95m x 1.83m (6' 5" x 6') Quarry tiled floor, low level WC with grab rails, wall mounted wash hand basin, electric water heater, grab rail to side of door, radiator.

UNISEX WC: 2.61m x 0.89m (8' 7" x 2' 11") Low level WC, wall mounted wash hand basin, quarry tiled floor.

MAIN CHURCH: 14.29m x 12.36m (46' 11" x 40' 7") 5.5m to eaves, 8.9m to apex. Open timber, trusses to a mansard type vaulted roof, suspended ceiling tiles, four arched stained glass windows to each side, high level arched internal window, raised pulpit behind communal rail with choir, stalls behind and church organ, front two corner screens with timber and glass panels separating the organ room behind, timber parquet flooring, six large radiators and two night storage heaters, door to:

VESTRY: 4.03m x 2.80m (13' 3" x 9' 2") Door to Bedford Road, radiator, night storage heater., windows to side and rear.

UPPER GROUND FLOOR

LANDING: 4.07m x 3.13m (13' 4" x 10' 3") Door from main church, flight of steep steps to higher level, door to:

BOILER ROOM: 1.44m x 1.34m (4' 9" x 4' 5") With wall mounted gas fired central heating boiler, gas meter, access to:

ORGAN ROOM: 4.66m x 3.76m (15' 3" x 12' 4") Door from landing, passage down one side to keyboard and choir stalls, wooden ladder to organ pipes, electricity metre.

TOWER: Staircase to:

GALLERY: 4.70m x 2.37m (15' 5" x 7' 9") Wooden staircase with balustrade leading to short landing with three steps up to door, which internally leads to first floor gallery.

OBSERVATORY: 5.07m x 1.83m (16' 8" x 6') Turned wooden staircase.

FIRST FLOOR GALLERY: 4.41m x 12.30m (47' 3" x 40' 4") plus 7.75m 2.26m. Open vaulted ceiling, large stained glass window to east elevation, internal arched window overlooking main church hall.

OUTSIDE: To the front of the property, there is a pathway leading to the main entry with gardens to either side. To the side of the property, there is parking for several vehicles which is accessed over rising and descending bollards.

MARSHALL'S PARK LANE OFFICE: 0207 0791476

LOCAL AUTHORITY: Cornwall Council, St. Johns Hall, Alverton Street, Penzance, Cornwall, TR18 2QW TEL (0300 1234171)

ANTI MONEY LAUNDERING REGULATIONS: It is a legal requirement that we receive verified I.D. from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

PROOF OF FINANCE: Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.

For clarification we wish to inform the prospective purchaser(s) that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters, which are likely to affect your decision to buy, please contact us before viewing this property.

Penzance
01736 360203

Mousehole
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01209 715672

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Lettings
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