



Whitchurch Chapel





# Whitchurch Chapel

Whitchurch, Tavistock, Devon PL19 9EG

Whitchurch Down 0.5 miles • Tavistock Town Centre 1.5 miles •  
Plymouth 13.5 miles • OS Landranger Map 201: SX 491724 •

Available as a part-finished project to be completed by the buyer, a fabulous 4-bedroom, 4-bathroom chapel conversion in a hugely desirable location on the very edge of Whitchurch.

- Part-finished Chapel Conversion
- Buyer Can Complete to Their Own Tastes
- One of Two - Option to Purchase Both
- 4 En-suite Double Bedrooms
- Open-plan Living
- Hugely Characterful Building
- Close Proximity to Tavistock
- Wonderful Edge-of-Village Location
- Freehold
- Council Tax TBC

Guide Price £265,000

## SITUATION

This property is located on the edge of Whitchurch, a very desirable village on the southeastern side of Tavistock. Within a short distance are a village shop and pub, whilst Whitchurch Down is only half a mile away, leading out to the full expanse of Dartmoor beyond. There are good transport links and Tavistock town centre is 1.5 miles to the north on a regular bus route just a few hundred yards away.

Tavistock is a thriving market town in West Devon, rich in history and tradition dating back to the 10th century, and famed for being the birthplace of Sir Francis Drake. Today, the town offers a superb range of shopping, recreational and educational facilities, whilst the largely 19th-century town centre is focused around the Pannier Market and Bedford Square, in which regular farmer's markets are held. Plymouth, some 15 miles to the south, offers extensive amenities. The cathedral city of Exeter lies some 40 miles to the northeast, providing transport connections to London and the rest of the UK via its railway links and the M5 motorway.



## DESCRIPTION

A rare chance to acquire one of two part-finished chapel conversions, with the opportunity for an incoming buyer to complete the project to their own tastes and standards. The larger of the two dwellings, this property will boast four spacious en-suite double bedrooms and high-quality, open-plan living accommodation arranged over two levels. This distinctive building has a wonderfully characterful aesthetic, with some striking internal features making the most of the architectural style of the original chapel. Externally, the building has a new roof and some of the windows have been replaced. Internally, on the ground floor some blockwork dividing walls have been erected, the first floor is in place and some timberwork for partition walling has been started. This unit can be purchased individually or as a pair with the other, smaller unit.

## ACCOMMODATION

The accommodation will be comprised of an entrance vestibule, cloakroom, hallway, three en-suite ground floor bedrooms, galleried landing, vaulted living area, open-plan kitchen/dining room, separate utility and 4th bedroom/snug with adjoining shower room. This larger dwelling will also have a loft space, potentially suitable for further accommodation. The new owner will have the choice of internal fixtures and fittings, including the kitchen, bathroom and flooring finishes.

Please note that the outside space with this property is limited to an entranceway/courtyard, and that there is no allocated or dedicated parking.

## SERVICES

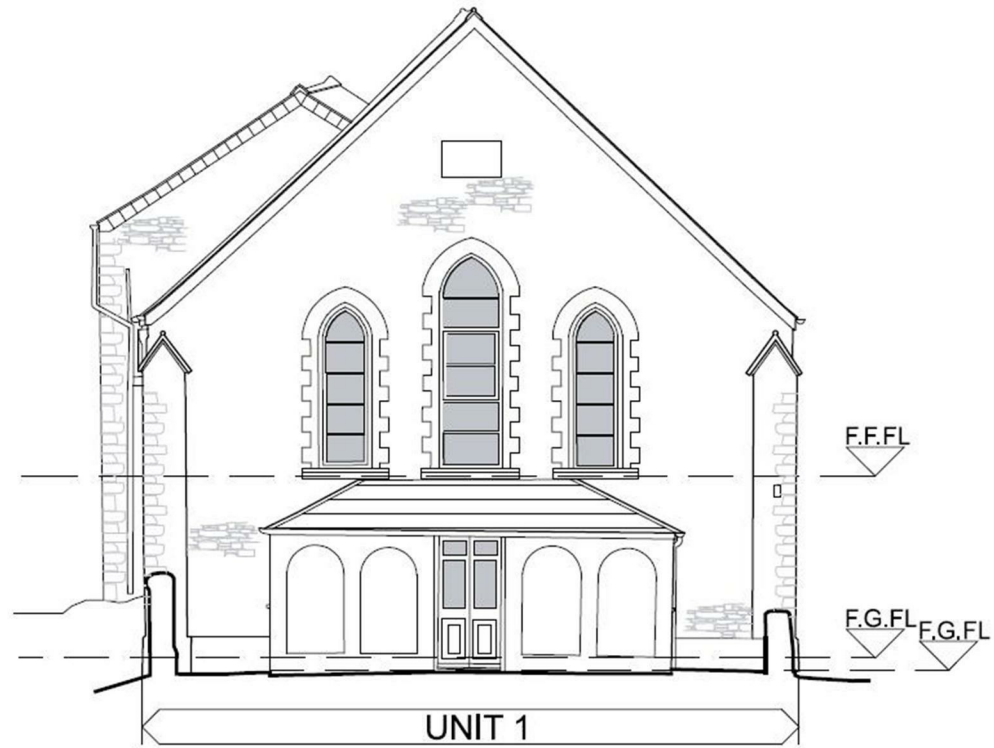
Mains water, electricity and drainage will be connected. Please note that the agents have neither inspected nor tested these services.

## VIEWING

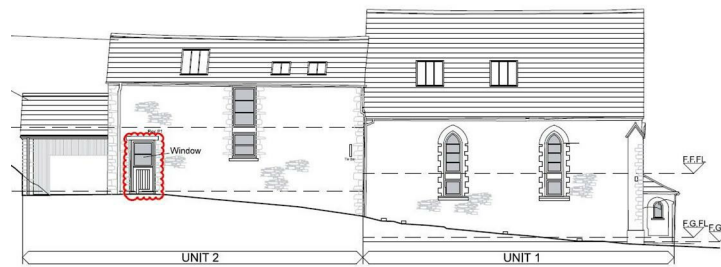
Strictly by appointment with the vendors' Sole Agents, Stags.

## AGENT'S NOTE - PLANNING

The planning documentation relating to this conversion can be located on the Planning section of the West Devon Borough Council website, using the ref: 2878/19/FUL.



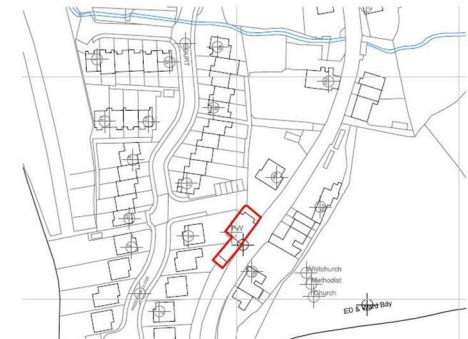
SOUTH WEST ELEVATION



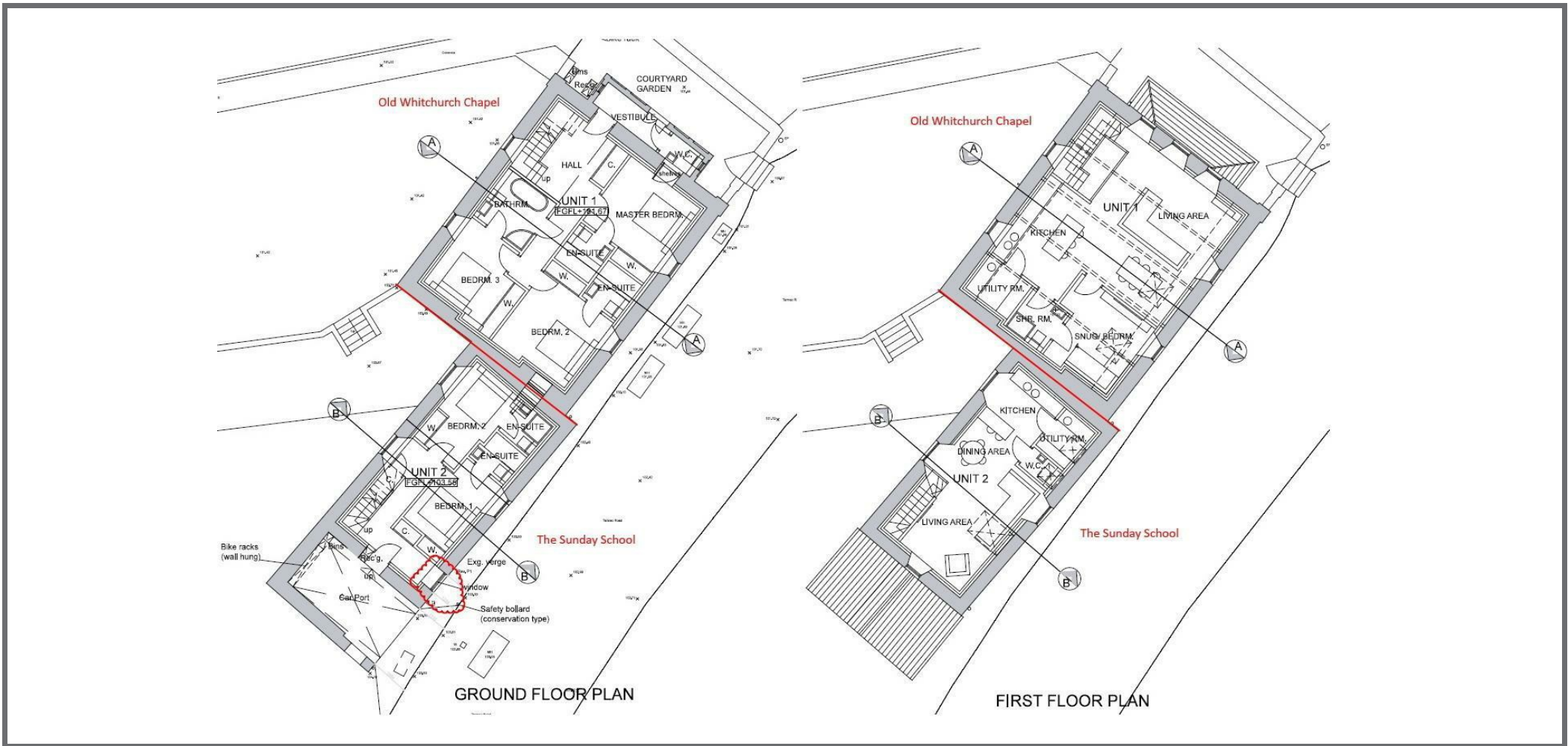
NORTH WEST ELEVATION



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IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(54-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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