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SELLING HOMES THAT FULFIL YOUR LIFESTYLE

WESLEY METHODIST CHURCH BARN STREET, LISKEARD, CORNWALL, PL14 4BL

OFFERS OVER £250,000





TOWN CENTRE POSITION, RAILWAY STATION 0.5 MILE, LOOE AND THE COAST 9 MILES, PLYMOUTH 20 MILES, EXETER 63 MILES, TRURO 36 MILES - A unique residential or commercial development opportunity (subject to planning) comprising an historic Grade 2 Listed former Wesley Methodist Church of notable architecture. About 19,471 sq ft (1809 sqm) (inc void), Church, Basement inc a 2 Bed Apartment, Extensive and Versatile Floorspace over three floors, Enclosed Rear Garden (About 0.25 Acre), Parking for 3/4 Cars.

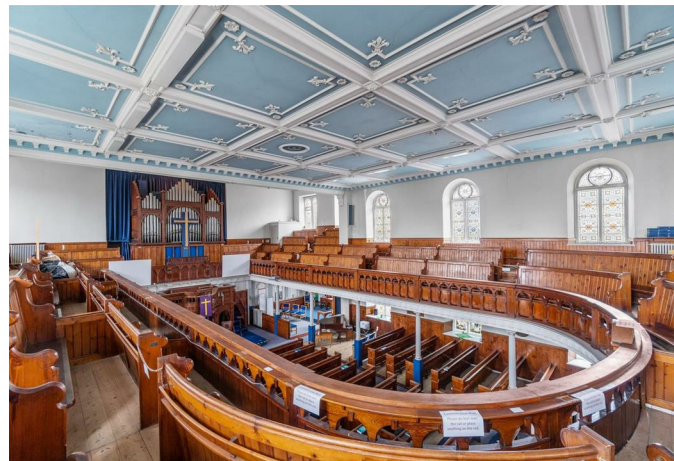
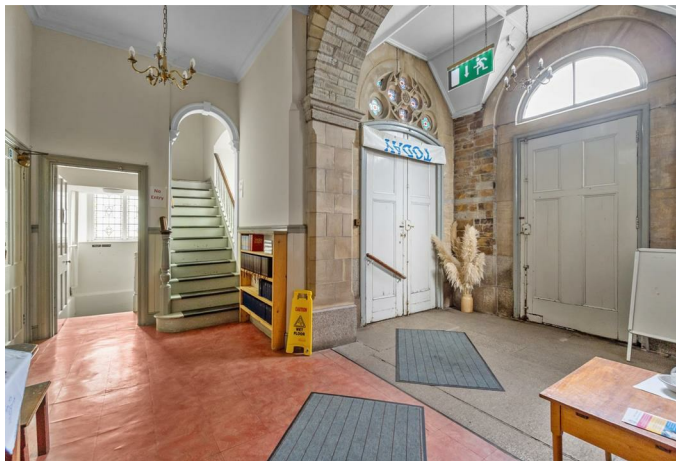
LOCATION

The Church lies in an established residential/commercial district on the edge of the town centre and with a relatively level walk to the mainline railway station, this combined with straightforward access to the A38 enables an easy commute to the major cities of Plymouth, Truro and Exeter.

The ancient stannary town of Liskeard with its notable town centre architecture has a population of about 10,000 and offers the usual amenities including a hospital together with a range of shopping, educational and recreational facilities. The town of Saltash (12 miles) has a Waitrose store on its northern outskirts and long frontage to the tidal River Tamar with moorings (subject to availability) and a public slipway. Golf is available at Bindown, near Looe, also with a spectacular waterside course at Portwrinkle and at St Mellion International Resort with its leisure facilities.

The wide expanse and beaches of Whitsand Bay are within easy driving distance, providing opportunities for boating, sea fishing and other water sports. The City of Plymouth has an excellent shopping centre set against the historic waterside areas of The Barbican and Hoe.

The southern foothills of Bodmin Moor and many places of immense natural beauty and historical interest lie a short distance away providing boundless leisure opportunities.



DESCRIPTION

The property comprises an iconic and historic former Methodist Church of substantial proportions lying within a mixed commercial/residential setting on the edge of the town centre. The property presents many opportunities for alternative uses including residential and commercial subject to any planning consents that may be required. It is important to note that neither our client or Scott Parry Associates have made any enquiries regarding alternative use and interested parties are advised to speak with Cornwall Council and/or take independent advise in this regard.

The building extends to about 19,471 sq ft (including the gallery and void) in addition to the church there is extensive further accommodation which has historically provided space for church activities and community uses, there is a basement apartment (EPC - D) and the ground floor of the south section has been used as a coffee shop. The floorplans and 3D Virtual Tour provides an insight of the layout and interested parties are strongly advised to examine these prior to booking an appointment to view.

HISTORICAL NOTE

The Church is Grade 2 Listed and designed by the renowned Victorian architect, Henry Rice who was responsible for much of the notable architecture around Liskeard. The listing reveals that the building was constructed in 1846 then enlarged and restored in 1887 and 1907 and is in the Italianate style. The interior is largely a 1907 renovation and has a fine quality moulded and carved panelled plaster ceiling. Gallery on 3 sides is carried on probably original slender Doric columns and gallery front over with Doric frieze. Pitch pine pews of 1907 and elaborate rostrum of 1889 by John Ugalde. (Reference - Historic England).

OUTSIDE

Private forecourts/courtyards at the north and south ends of the building provide offroad parking for 3/4 cars. To the rear there is an enclosed rear garden, currently uncultivated and extending to about 0.20 acre with a west and south aspect.

EPC RATING - EXEMPT, COUNCIL TAX BAND - EXEMPT



DIRECTIONS

Using Sat Nav - Postcode PL14 4BL

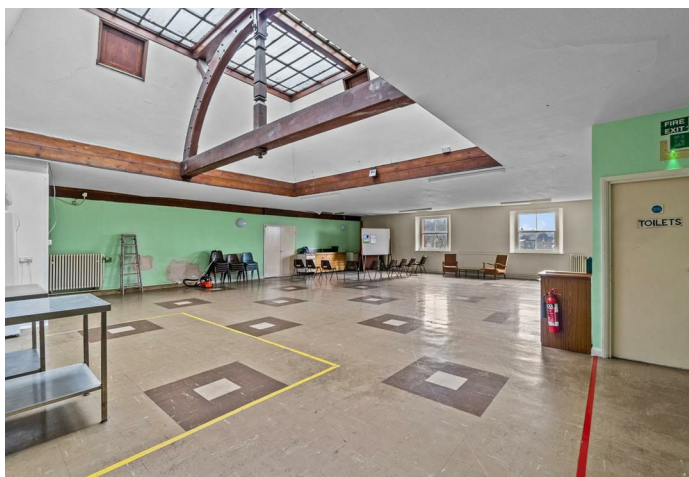
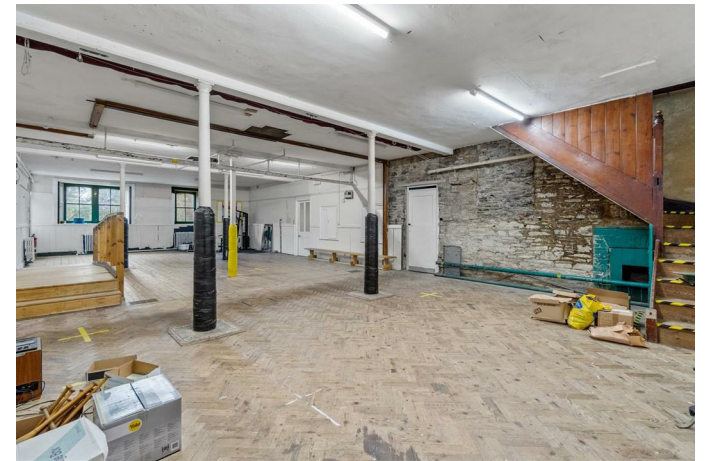
BOUNDARIES

Wesley House next door will be responsible for creating a new boundary between points A and B in the form of a timber paneled fence and within three months of completion of the purchase. The approximate boundary is shown outlined in green on the plan. The plan is for identification purposes only and does not form part of any contract.

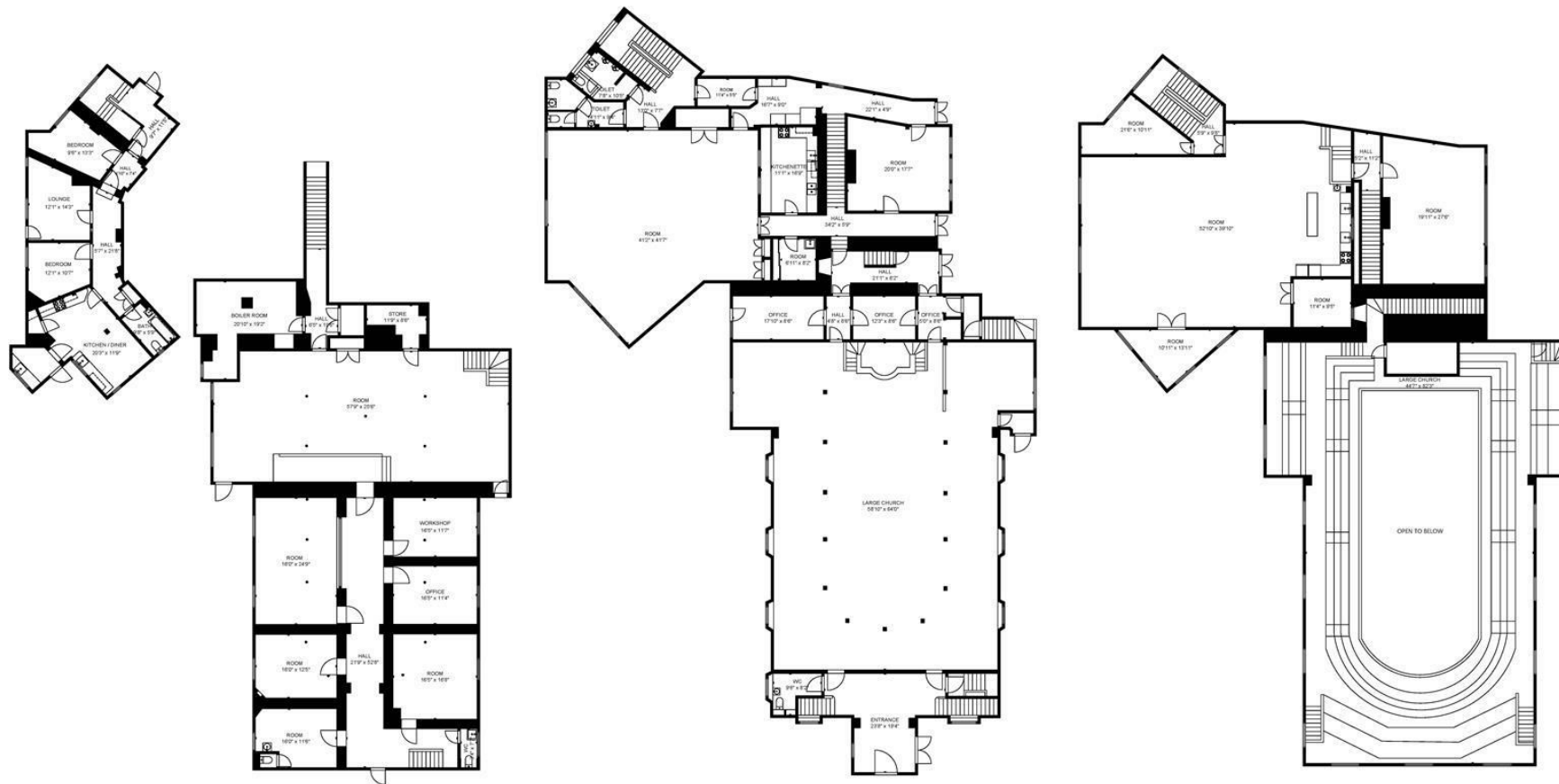
NOTE

Please note that Wesley House next door is also for sale. Particulars are available upon request. The boundary of Wesley House is shown edged in red on the plan.









Basement
5,633 sq ft

Ground Floor
7,532 sq ft

First Floor
6,306 sq ft

GROSS INTERNAL AREA
TOTAL: 19,471 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error or omission in this statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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These particulars should not be relied upon.