

STICKER METHODIST CHAPEL CHAPEL HILL, STICKER PL26 7HG

A RARE OPPORTUNITY TO OWN A PIECE OF HISTORY

Steeped in character and brimming with potential, this partially converted Grade II Listed Wesleyan Chapel offers a unique blend of historic charm and modern living. Set in a highly regarded village location, this remarkable property retains many of its original features, including a magnificent working church organ, while offering spacious accommodation ready to be finished to your vision.

Whether you're drawn to its rich history or excited by the potential to complete its transformation, this chapel conversion presents an extraordinary opportunity.

In brief the property comprises:

Entrance Lobby, Office and Chapel (to be converted)

Rear Lobby, Utility Room, Kitchen/Diner, Inner Hall, 2 Bedrooms, Principle with En Suite, Family Bathroom, Porch, Garden and Parking.

Early Viewing Highly Recommended

About the Property and Location

Situated on a substantial plot, the original church parking area offers parking and generous garden. There are three entrances to the property; a double entrance to the front, side entrance with parking and store and rear entrance from the garden. The current owners have partially converted the property with final conversion required to the main chapel and entrance lobby into an elegant living area with a mezzanine level (planning ref PA1500253). This is a rare chance to create a truly one-of-a-kind home.

The village has an excellent community spirit and offers a range of amenities including; shop, post office, village hall, hairdresser and is on a regular bus service. The country pub, The Hewas Inn is a traditional village inn with an enviable reputation for serving good quality home cooked food and local real ales and welcomes families and four legged friends. The market town of St Austell, just 2 miles distant offers a comprehensive range of amenities including, mainline railway station to London Paddington, Recreation Centre, Library, Cinema, Bowling Alley, leading supermarket chains and a range of cafes and public houses. The coastal villages of Charlestown, Carlyon Bay and Mevagissey are just a short drive and the Cathedral City of Truro is approximately 12 miles west, offering further shops, restaurants and Hall For Cornwall theatre.

ACCOMMODATION COMPRISES:

(All sizes approximate)

Rear Lobby

7' 3" x 5' 7" (2.2m x 1.7m)

Accessed from the side with wood door. Wall-mounted cupboard housing the consumer unit. Oak and part-glazed door to Kitchen/Diner. Open way to:

Utility Room

10' 10" x 7' 3" (3.3m x 2.2m)

Georgian style church height window to the side. Double cupboard housing a Worcester boiler. Base units with worktops over and complementary splash back and single bowl stainless steel sink. Space and plumbing for washing machine and tumble dryer. Wall lights. Full length windows to:

Kitchen/Diner

19' 4" x 16' 5" (5.9m x 5.0m)

A generous room with high ceilings incorporating inset spotlights and contemporary pendant lights. Base units, drawers and pan drawers in cream with worktops over incorporating a one and a half bowl stainless steel sink. 5 Burner Rangemaster cooker. Two full-height pull-out larder units. Two central heating radiators. Wood effect laminate flooring. Cupboard housing the hot water system. Original doors to store/organ access and Chapel. Oak and part-glazed door to:

Inner Hall

Oak doors to the bedrooms and family bathroom. High level windows providing natural light. Central heating radiator. Wood effect laminate flooring. Door with glazed side panel to:

Porch Area

7' 3" x 4' 7" (2.2m x 1.4m)

Wood effect laminate flooring. French doors to garden and parking.

Bedroom

15' 9" x 10' 2" (4.8m x 3.1m)

Two windows to the rear elevation. Central heating radiator. Recess space for wardrobe. Wood effect laminate flooring. Three ceiling lights. Two high level windows to the inner hall.

Principle Bedroom

14' 1" x 8' 10" (4.3m x 2.7m)

Windows to the front and rear elevation. Central heating radiator. Two ceiling lights. Oak door to:

En Suite

A well-appointed en-suite with free standing slipper bath with hair wash shower attachment. Shower cubicle with mains shower. Low level WC. Pedestal wash-hand basin. Heated towel rail. Windows front and side. Extractor fan. Wood effect laminate flooring.

Family Bathroom

White suite comprising free standing roll top bath, with hair wash shower attachment, high level WC and pedestal wash-hand basin. Separate shower cubicle. Heated towel rail. Two windows to the front elevation.

Areas Requiring Conversion

Entrance Lobby

27' 3" x 6' 7" (8.3m x 2.0m)

Double oak doors lead into the lobby area with office. Central heating radiator, dark oak paneling with two doors leading to:

The Chapel

35' 9" x 27' 3" (10.9m x 8.3m)

An impressive space with permission to convert to a living area with mezzanine level. Six church windows with the pulpit, lectern, choir pews and working organ still in situ.

Exterior -Parking - Store

To the side of the property is a stone built store. To the rear, originally the church car park, is a garden with ample parking with potential to further extend, subject to permission. A pedestrian gate to the front, leads to the main entrance.

Additional Information

EPC 'E' - Council Tax Band 'tbc'

Services – Mains Electric, Gas & Drainage

Property Age – 1876

Stage I Conversion Completed

Tenure - Freehold

Viewing

Strictly by appointment with the managing agent Jefferys. If you would like to view this property, or require any further information, please contact the office on 01726 73483.



Kitchen/Diner



Utility Room



Principle Bedroom



En Suite Bathroom with Shower



The Chapel



The Chapel



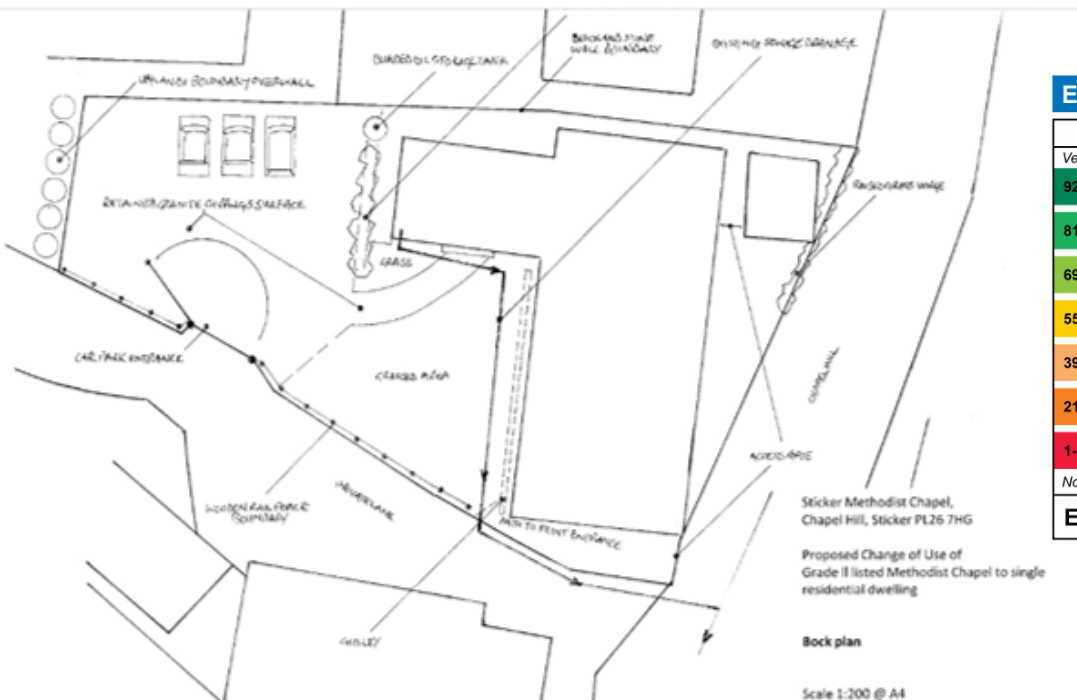
Organ in Working Order



Rear Elevation



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of dimensions and areas are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C		
55-68 D		66
39-54 E	45	
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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