



Alminstone Chapel



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Woolsery, Bideford, EX39 5PX

Woolsery 1.1 miles, Bradworthy 6.5 miles, Hartland 7 miles,
Bideford 10.6 miles, Westward Hol/beach 11 miles

A characterful, Grade II Listed former chapel with delightful gardens and fine countryside views.

- Stunning character home
- Former Chapel
- Wonderful gardens
- Countryside views
- Off-road parking and garage/workshop
- Walking distance to village
- Four bedrooms
- Freehold
- Council tax band F

Guide Price £560,000

SITUATION

Located just over a mile away from the traditional and popular village of Woolsery (Woolfardisworthy) with an excellent range of amenities including primary school, local farm shop/Post Office, garage, church, sports and community hall, gastro pub/ restaurant and fish and chip shop. Bradworthy which is around 6.5 miles away has a fantastic variety of shops surrounding a large village square including Post Office, traditional ironmonger, butchers, general store and car garage. The property is also located close to Atlantic Academy school, award winning thatched public house & luxury hotel 'The Hoops Inn' and the rugged North Devon coastline at the historic village of Clovelly and Bucks Mills, where there is a pebbled beach and access to the South West Coast Path which offers superb walks with stunning vistas. Westward Hol is within an easy driving distance, with its famous Pebble Ridge and sandy beach. The port and market town of Bideford is approximately 12 miles away offering a wider range of facilities including various shops, butchers, banks, bakeries, pubs and restaurants, cafes and schooling for all ages (public and private). There are also 5 supermarkets, shopping outlet and retail complex with a range of popular brands.



DESCRIPTION

A wonderful Grade II listed detached chapel conversion enjoying characterful accommodation, large garden, plenty of off-road parking, large garage/workshop and fine unspoilt countryside views. All within a short drive to the coast and the popular village of Woolsey.

ACCOMMODATION

Door into entrance porch with walk in larder. The kitchen includes large flagstone flooring, a range of units, electric hob and oven, inset sink, space for white goods, oil fired stove and door to the garden. Steps lead into the dining room which includes exposed wooden floors and beams, inglenook fireplace with wood burner and stairs to the first floor. Continuing from the dining room is a useful storage cupboard, home office space and the stunning sitting room with original church door to the front and four large arched windows allowing ample natural light to flood in. A wonderful space for the family or entertaining.

The first floor includes the galleried landing which overlooks the sitting room, family bathroom and two double bedrooms. The principle benefiting from vaulted ceilings, original chapel windows and built in wardrobes.

The second floor comprises of two further bedrooms and shower room with WC and sink.

OUTSIDE

The wonderful rear garden is south-facing, very private, boarded by a slow running stream and enjoys wonderful views of the surrounding countryside. There is extensive areas of lawn, a patio terrace for seating, pond, vegetable beds, greenhouse, a range of useful garden sheds/workshops and an assortment of mature plants, shrubs and trees.

To the front there are two areas of parking for up to 4 cars, a five bar gate into the garden and a detached garage/workshop.

PROPERTY INFORMATION

Stone build with slate roof

Mains electricity

Oil fired central heating

Private drainage and water

Grade II Listed

According to Ofcom, Ultrafast broadband is available at the property and mobile signal is likely with EE, Vodafone, O2 and Three. For further information please see the Ofcom website.



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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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