



The Old Chapel



Helston - 9 miles Poldhu - 1 mile Kynance Cove - 6 miles Cadgwith - 5 miles

A handsome detached converted Wesleyan Chapel set in the heart of the village with beautifully presented and particularly spacious character accommodation together with extensive garaging.

- Converted Wesleyan Chapel
- Dual height open plan living area
- Galleried kitchen
- Two en-suite bedrooms
- Substantial garage/workshop
- Courtyard garden
- Currently holiday let
- Sought after village location
- Rateable Value £1,950
- Freehold

Guide Price £475,000

SITUATION

Mullion is the largest village on The Lizard Peninsula with a lively atmosphere in the summer months centred round the variety of shops, inns and restaurants. Other amenities include both a primary and secondary school, along with an excellent 18-hole golf course. Just over one mile distance is the picturesque Mullion Cove, protected from the waters of Mounts Bay by two stout sea walls. Within a short distance is Poldhu Cove whilst another popular local beach is Polurrian, favoured by surfers and approached by an attractive walk.

Much of The Lizard is designated as an Area of Outstanding Natural Beauty with the unspoilt landscape and picturesque fishing coves such as Cadgwith being within easy reach. Around nine miles distance is the market town of Helston which offers a comprehensive range of amenities including a fine array of interesting shops, a wealth of traditional inns together with schooling, leisure and recreational facilities.

THE PROPERTY

Dating from 1840, this attractive detached former Wesleyan Chapel is a prominent landmark building in the village and has been thoughtfully converted into beautifully proportioned accommodation on first floor level with substantial garaging on the ground floor.

Approached over a broad staircase, the voluminous living accommodation is centred around a magnificent dual height living area with vaulted ceiling and exposed roof beams. With windows to either side and a wood burning stove there are steps rising to the galleried kitchen and landing outside of the bedrooms. The kitchen is well appointed and enjoys views over the village whilst each of the bedrooms has its own en-suite.

On the ground floor is a superb

garage/workshop, providing plentiful storage or parking for a few vehicles. The garage is approached over a brick paved driveway with additional parking and to the rear of the main space is a further workshop, kitchenette and wc with pedestrian door leading to the courtyard garden. The entire ground floor could be flexible in its use/arrangement (subject to any necessary consents).

OUTSIDE

To the side of the property is an enclosed courtyard garden

SERVICES

Mains water, electricity and drainage. Oil fired central heating. Standard and superfast broadband available (Ofcom). Mobile network Likely to be available from O2 and Vodaphone inside and O2, Vodaphone, Three and EE outside (Ofcom)

OUTGOINGS

The Old Chapel is currently let as a Holiday Cottage and has a Rateable Value of £1,950.

VIEWING

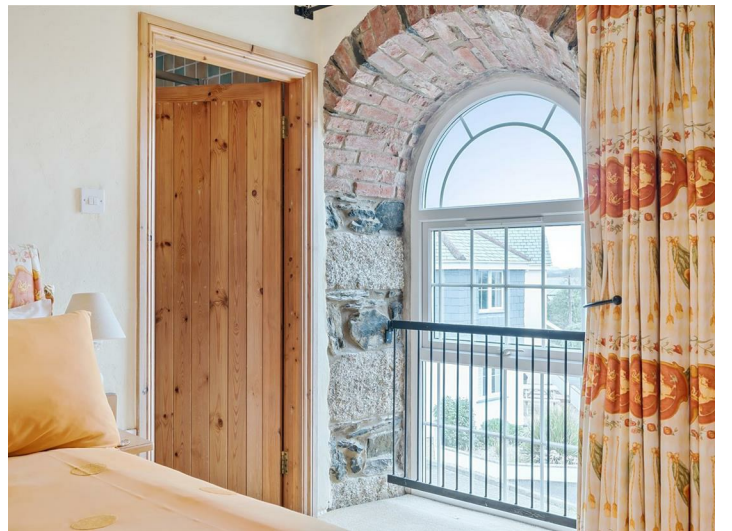
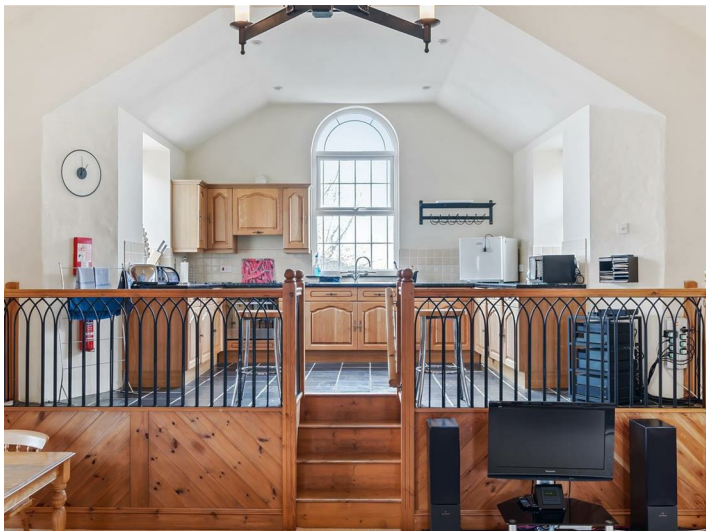
Strictly by prior appointment through Stags Truro Office 01872 264488

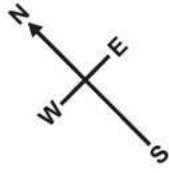
FIXTURES & FITTINGS

Only those mentioned in the sales particulars are included in the sale. However, the majority of furniture, contents, fixtures, fittings and equipment will be available by separate negotiation

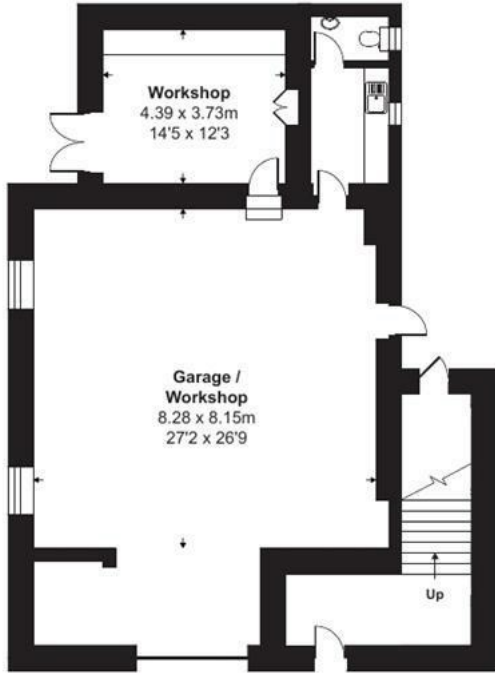
DIRECTIONS

Proceed to the village and just before the one way system, the property is on the right.

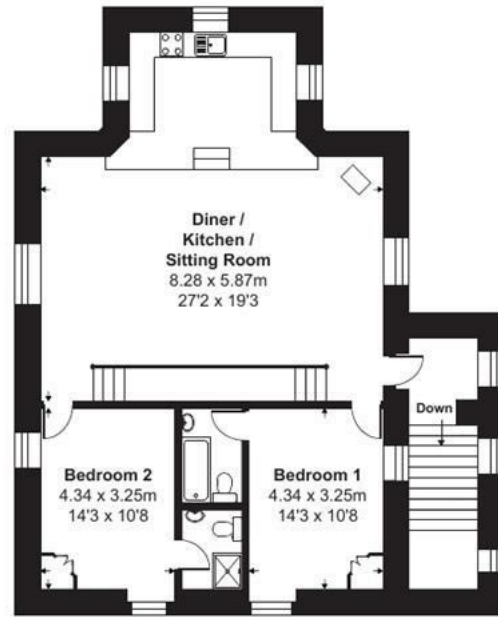




The Old Chapel = 1217 sq ft / 113.1 sq m
 Garage = 1192 sq ft / 110.7 sq m
 Total = 2409 sq ft / 223.8 sq m
 For identification only - Not to scale



THE OLD CHAPEL
GROUND FLOOR



THE OLD CHAPEL
FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Stags. REF: 1081249

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
(95-100) A	(81-91) B	(65-77) C	(35-58) D
(75-80) E	(49-54) F	(13-18) G	
Net energy efficient - higher scoring costs		59	61
England & Wales		EU Directive 2002/91/EC	10

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