



The Old Chapel



Plymouth 34 miles, Truro 40 miles, Exeter 72 miles.

A fine example of a three/four bedroom converted chapel offering spacious and versatile accommodation inclusive of one-bedroom self-contained annex – suited to ancillary or holiday let business opportunity.

- Converted Former Chapel
- Additional Annex Accommodation
- Large lounge with Wonderful views
- Kitchen/Diner with Unique Mezzanine
- Three /Four Double Bedrooms
- Family Bathroom & En- Suite
- Period features throughout
- Oil fired central heating
- Freehold
- Council Tax Band C

Guide Price £500,000

SITUATION

Lanteglos Highway is Situated approx. 1.5 miles to the East of the Fowey River. A hamlet of only a dozen or so properties in the ancient and historic parish of Lanteglos. An excellent choice of both coastal and inland walks are within easy reach. Fowey harbour with its excellent yachting facilities is within easy reach and the boat launching facilities at Penmarlam is approximately half a mile away. The village of Bodinnick with its small hotel/public house and ferry providing regular access to Fowey is just a short distance away. Shopping and educational facilities are situated in Fowey and Lostwithiel. Main line railway stations are located in Lostwithiel, Bodmin and Liskeard. By road, the A38 and A30 give excellent access to Devon & Cornwall and flights to London are available from Newquay. The pleasant town of Fowey is regarded as one of the most attractive waterside communities in the west county. Particularly well known as a popular sailing centre, the town has two thriving sailing clubs and a famous annual Regatta. Fowey provides an excellent range of shops, amenities and restaurants. There are great golf courses within easy reach and beautiful gardens can be found locally with the fascinating Eden Project just a short drive away.

DESCRIPTION

A charming four bedroom converted chapel with flexible and versatile accommodation of generous proportions set over three floors.

ACCOMMODATION

The property is entered via a convenient entrance hall with doors giving access to

the utility room and stairs up to the sitting room which features a woodburning stove and beautiful picture windows which showcase the stunning far reaching countryside views. A door leads through to the hallway providing access to a three-piece family bathroom and three double bedrooms – one with En-suite shower room. Stairs rise from the sitting room to a fantastic mezzanine space with an abundance of charm and character, with an attractive fitted kitchen and spacious dining area perfect for entertaining. The Annex has its own independent entrance, with doors leading into to the plant room and the large open plan living room which is of a generous size and incorporates an attractive modern kitchen and dining space. Doors lead to a separate utility room, wet room and double bedroom. The annex can also be accessed via the main property.

OUTSIDE

There is no outdoor space at The Old Chapel – off road parking is available opposite the property.

SERVICES

Mains Electric, Mains Water/Drainage, Oil Fired Central Heating, Wood Burning Stoves.

Council Tax Band C

Based on the latest data available to Ofcom - Mobile availability likely from EE, Vodafone & O2 . Broadband 18Mbps
There is no flood risk at the property.

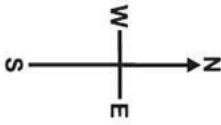
DIRECTIONS

Follow SatNav – PL23 1ND – to Lanteglos Highway



Approximate Area = 2491 sq ft / 231.4 sq m (excludes galleried area)

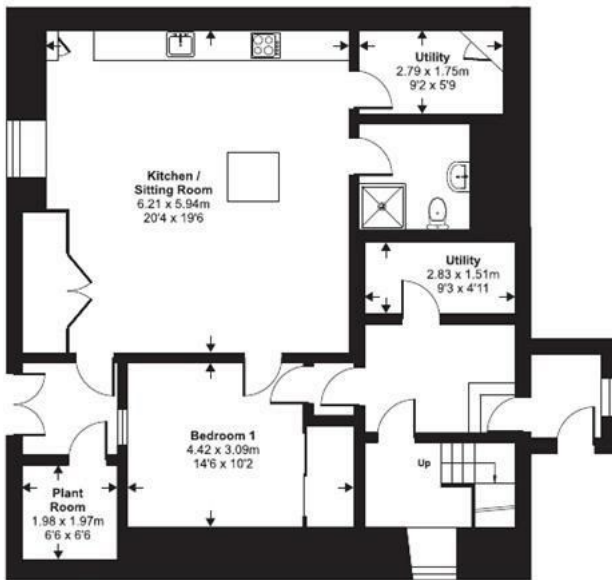
For identification only - Not to scale



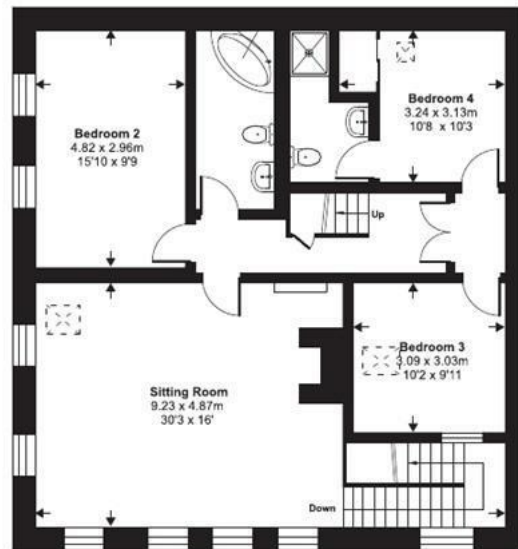
Denotes restricted head height



Second Floor



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctecom 2024. Produced for Stags. REF: 1196418

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
(92-100) A	(85-91) B	(65-77) C	(35-58) G
		64	75
<small>Net energy efficient - higher scoring coats</small>			
<small>England & Wales EU Directive 2002/91/EC</small>			

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