

## ZELAH



### MISSION HALL, ZELAH, TRURO, TR4 9HS

#### REDUNDANT DETACHED FORMER CHURCH HALL

A very attractive detached building in the heart of the village with lapsed detailed planning permission for conversion into a single residential dwelling. Accommodation will be over three floors and includes: three bedrooms (master ensuite) and a large, open plan living space.

Council Tax- N/A EPC- N/A Freehold

- Detached Former Church Hall
- Open Plan Living Space
- Character Features
- Lapsed Planning Permission for Conversion
- Accommodation Over 3 Floors
- Village Location
- 3 Bedrooms
- Rare Opportunity

GUIDE PRICE £90,000

## REDUNDANT DETACHED FORMER CHURCH HALL

### GENERAL COMMENTS

The Mission Hall is a very attractive detached former Church hall that has lapsed planning permission to convert into a most interesting detached home (planning ref: PA19/10590). At the beginning of the 20th Century Zelah had a school, Wesleyan and United Methodist Chapels and also this Mission Church, which is thought to have been built in 1883. The main church of the parish is located in a very rural position at St. Allen and possibly due to its remoteness the Mission Church was built and was used by villagers for evening services, especially in winter and for week day events, missionary and other lectures. The building has not been used for many years.

The building has attractive stone elevations underneath a natural slate roof with arched windows and there is front and rear access into the building. The single room measures approximately 11.5m x 5.8m and the height of the internal roof apex is approximately 7m. The structure seems in relatively sound order, the Cornish stone has lime cement mortar and there are London brick quoins around the door and window openings together with matching quoins at each corner of the building. The internal roof structure is a real feature with exposed roof trusses and the brick detailing around the internal windows are attractive. There is no outside space at all with the building.

### LOCATION

Zelah is a small village midway between Truro and the north Cornish coast at Perranporth and just a very short distance from the main A30 road for quick commuting throughout the county. Limited local facilities include a public house within the village, whereas nearby Shortlanesend offers further facilities including a shop, post office, another public house and a thriving primary school.

### PROPOSED LAYOUT

#### LOWER GROUND FLOOR

Entrance to stairs.

#### GROUND FLOOR

Bedroom one with ensuite  
Bedroom two  
Bedroom three  
Family bathroom

#### FIRST FLOOR

Open plan kitchen/dining/living space.

#### SERVICES

There are currently no services connected to the hall and any potential applicants must make their own enquiries with the relevant providers.

#### TENURE

Council Tax- N/A EPC- N/A Freehold

#### VIEWING

Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

#### DIRECTIONS

Proceed into the village of Zelah from the Truro direction and the Mission Hall is easily located on the left hand side opposite the Hawkins Arms public house.

### CONTACT US

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