



## CARLTON METHODIST CHURCH

CARLTON, COVERDALE, DL8 4BA

**£95,000**  
**FREEHOLD**

A Detached Methodist Church dating back to 1873 within the heart of Coverdale. Current Use Class F1 (Learning and Non-residential Institutions). The Property comprises: Entrance Porch, Chapel Room 890 sq.ft (82.9 sq.m), Outside WC, Small Front Forecourt. Mains electricity, water and drainage. EER n/a.

**NORMAN F. BROWN**

Est. 1967



# CARLTON METHODIST

• REDUNDANT DETACHED METHODIST CHURCH • OFFERED FOR SALE FOR COMMUNITY ONLY • Current Use Class F1 (Learning and Non-residential Institutions) • Entrance Porch, Chapel Room 890 sq.ft (82.9 sq.m), Outside WC • Small Front Forecourt • Mains electricity, water and drainage.



## DESCRIPTION

A Detached Methodist Church dating back to 1873 within the heart of Coverdale. Current Use Class F1 (Learning and Non-residential Institutions). The Property comprises: Entrance Porch, Chapel Room 890 sq.ft (82.9 sq.m), Outside WC, Small Front Forecourt. Mains electricity, water and drainage. EER n/a.

## ENTRANCE PORCH

Stone flagged floor. Timber external door to front with arch. Timber double doors to Chapel Room. Timber framed single glazed window to side.

## CHAPEL ROOM

Timber boarded ceiling (height 16'6"), electric wall mounted heaters. Stepped pew seating and elevated pulpit. Cupboard containing fuse board and electric meter. Large timber framed single glazed arched windows to front, side and rear.

## OUTSIDE WC

Wash hand basin, WC. Timber framed window to side. External door to side.

## PLANNING USE CLASS

The Property currently falls under Use Class Order F1 (Learning and Non-residential Institutions). The use under Use Class F1(f) for, or in connection with, public worship or religious instruction, is now considered by the client to be redundant.

## SERVICES

Mains electricity, water and drainage.

## GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - We understand that the property is Freehold. The title register is NYK 507020.

Local Authority - North Yorkshire Council – Tel: 0300 1312131

[www.northyorks.gov.uk](http://www.northyorks.gov.uk)

Property Reference – 18526129

Particulars Prepared – December 2023.

## IMPORTANT NOTICE

These particulars have been produced in good faith to give an overall view of the property. If any points are particularly relevant to your interest, please ask for further information or verification, particularly if you are considering travelling some distance to view the property.

All interested parties should note:

- i. The particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute an offer or contract or any part thereof.
- ii. All measurements, areas or distances are given

only as a guide and should not be relied upon as fact.

iii. The exterior photograph(s) may have been taken from a vantage point other than the front street level. It should not be assumed that any contents/furnishings/furniture etc. are included in the sale nor that the property remains as displayed in the photographs.

iv. Services or any appliances referred to have not been tested and cannot be verified as being in working order. Prospective buyers should obtain their own verification.

#### FREE MARKET APPRAISAL

We will be pleased to provide an unbiased and professional market appraisal of your property without obligation, if you are thinking of selling.

#### FREE IMPARTIAL MORTGAGE ADVICE

#### CALL TODAY TO ARRANGE YOUR APPOINTMENT

Our qualified mortgage and financial advisor will be pleased to advise you on the wide range of mortgages available from all of the mortgage lenders without charge or obligation.

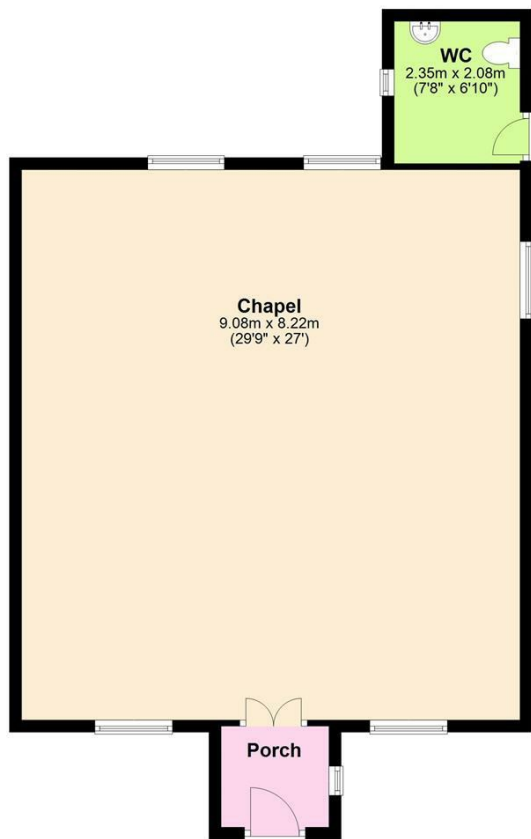
**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT**

A life assurance policy may be required. Written quotation available upon request.

## CARLTON METHODIST




**Ground Floor**  
Approx. 82.9 sq. metres (892.0 sq. feet)



Total area: approx. 82.9 sq. metres (892.0 sq. feet)



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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