



Tibberton Methodist Church Cherrington Road Tibberton.

Offers in the region of **£230,000**

Having been originally constructed in 1843, and extended in 1933 to accommodate the children's Sunday school, this former Methodist Chapel is being offered with Full Planning Permission to further extend and convert it into a stylish 3/4 Bedroom detached family home.

This unique opportunity allows the next owner(s) to purchase a piece of local history on the edge of the picturesque village of Tibberton from which to enjoy the stunning views over open countryside, whilst still being just a stone's throw from the nearby school, nursery and all amenities, not to mention road and transport links to the market town of Newport.

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The permitted design allows for a breathtaking double height entrance hallway with stairs leading up to a fabulous open-plan Kitchen/Dining/Living Area boasting vaulted ceilings and additional skylight windows to allow even more light to flood in. A Study/4th Bedroom with adjoining Shower Room completes the upstairs layout. Downstairs there are provisions for 3 double Bedrooms, each with their own En-suite Bath/Shower Room.

Currently comprising Entrance Porch, 39ft Existing Chapel, Existing Sunday School Room, Rear Porch and W.C., the property benefits from mains water, drainage and electricity connections. Externally there is driveway parking and an area of garden land. Please see photos on our website for proposed floorplans and additional CGIs of the potential layout/finish. Planning Application documents may be viewed via Telford & Wrekin's website ref: TWC/2024/0600.

Property entered via
double doors into

Entrance Porch 5' 0" x 3' 5" (1.52m x 1.04m)
Double doors to

Existing Chapel 39' 6" x 17' 10" (12.03m x 5.43m)
Sliding door opening to

Existing Sunday School Room 17' 5" x 12' 0" (5.30m x 3.65m)
Door to

Rear Porch 5' 3" x 3' 5" (1.60m x 1.04m)
Door to outside and door to

W.C. 4' 10" x 3' 7" (1.47m x 1.09m)

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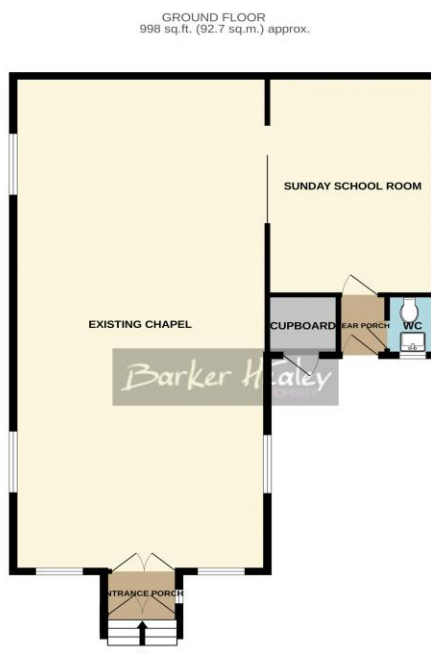
VIEWING STRICTLY BY APPOINTMENT ONLY

External Store Cupboard 4' 10" x 4' 8" (1.47m x 1.42m)

Externally

The property lies adjacent to the Cherrington Road with a tarmacadam driveway to the front offering parking for up to 3 vehicles. To the other side is a an area of garden land which leads to a storage shed. Access to a Brick Built Store and a door to the Rear Porch may be gained from the garden area.

NB: Farmer's access to the neighbouring field must be permitted to the side of the driveway furthest away from the property. A small Severn Trent sewerage treatment facility also lies within the boundary of the property.



TOTAL FLOOR AREA - 998 sq ft (92.7 sq m) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of plots, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used on such by any prospective purchaser. The vendor, surveyor and agent accept no liability for any error or omission. All to their respective agents and clients.

Barker Healey
PROPERTY



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MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co operation in order that there will be no delay in agreeing the sale.
THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.