



The Old Chapel

Mithian | | St. Agnes | TR5 0QA

Price Guide £850,000



The Old Chapel

Mithian |

St. Agnes | TR5 0QA

Price Guide £850,000

- Converted Chapel
- 2500 Sq.ft
- Versatile Accommodation
- Annexe
- Peaceful Location
- Beautiful Countryside Views

This charming converted chapel, dating back to 1837, Converted to a residential dwelling in 1986-87, the property offers versatile living spaces with 3 bedrooms plus a self-contained one-bedroom annexe.

Upon entering, you'll find an entrance hallway with stairs leading to the living accommodation at first floor level which enjoys the countryside views. The dual-aspect living room features a sandstone fireplace with a cozy wood-burning stove, while glazed double doors connect to the dining room. The well-equipped kitchen offers ample storage and space for essential appliances, as well as a dining area. The first floor accommodates two double bedrooms, including the master suite with its own en-suite shower room. A main family bathroom completes this level.

A second staircase leads to the ground floor and a versatile hobby room or third bedroom. This level also boasts a double garage with ample storage. Interconnecting the main house is a self-contained one-bedroom annexe, offering privacy and flexibility for guests or extended family. The annexe offers a comfortable living space with French doors leading to the gardens, a double bedroom, a fully fitted kitchen, and a contemporary bathroom. The annexe accommodation could easily be incorporated into the main accommodation to provide two further bedrooms and a utility room, subject to the necessary consents.

Outside, the property boasts ample parking and expansive gardens. The hard-landscaped rear courtyard off the hobby room creates a private outdoor space. The "secret garden" behind the stone wall offers a tranquil haven with mature borders and a year-round sunny aspect. Across the lane, there's an additional parking area and gardens with a shed, greenhouse, raised growing beds, and fruit trees.

The property boasts a large attic space that could be potentially converted to provide more accommodation subject to the necessary planning consents.

With its rich history, modern amenities, and stunning countryside location, this converted chapel offers a truly exceptional living experience.

Entrance Hallway

with stairs leading to





Landing

Living Room

22'6" x 19'0" (6.87 x 5.80)

Dining Room

8'8" x 16'4" (2.65 x 4.98)

Kitchen

9'4" x 16'2" (2.85 x 4.93)

Bathroom

5'10" x 8'1" (1.78 x 2.47)

Main Bedroom

13'7" x 13'3" (4.16 x 4.04)

En-suite

6'2" x 9'3" (1.90 x 2.82)

Bedroom Two

11'4" x 12'10" (3.47 x 3.92)

Stairs to Ground Floor

Bedroom Three / Hobby Room

11'6" x 13'1" (3.52 x 4.01)

Annexe Hallway

Annexe Living Room

13'6" x 19'7" (4.12 x 5.99)

Annexe Bedroom

8'10" x 12'9" (2.71 x 3.90)

Annexe Bathroom

7'9" x 7'2" (2.387 x 2.20)

Annexe Kitchen

11'5" x 5'10" (3.49 x 1.79)





Garage

23'7" x 15'10" (7.19 x 4.83)

Information

Tenure - Freehold
Oil fired central heating
Private Drainage
Mains Water

In the lower garden there is a fully remediated mine shaft (capped in 2022). All relevant documents and photographs are available to prospective buyers. The house also had a 'clear' mining subsidence survey (2022).

Broadband : Standard – 8mbps to Superfast 45mbps download speeds (Source OFCOM : <https://checker.ofcom.org.uk/en-gb/broadband-coverage#pc=tr50qa&uprn=10014475516>)

Mobile Availability - Source OFCOM - Prediction, not a guarantee - EE, Three, O2 & Vodafone (LINK : <https://checker.ofcom.org.uk/en-gb/mobile-coverage#pc=tr50qa&uprn=10014475516>)

Council Tax – Band E – (Source : <https://www.tax.service.gov.uk/check-council-tax-band/property/10673174000>)

We understand the property has Mains Electric, mains water, private drainage with oil fired central heating and a log burner in the upstairs sitting room.

Consumer Protection from Unfair Trading Regulations 2008.

WE STRONGLY advise all parties to confirm and check title documents, build warranties, services / utilities and any covenants which may or may not apply, immediately after agreeing a purchase. Our adverts do not form part of a contract and must NOT be relied upon. All buyers MUST also VERIFY the Council Tax band and broadband speeds to satisfy themselves rather than rely on our information – which is subject to change.

Goundrys have 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. Measurements are a GUIDE ONLY. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

ANTI-MONEY LAUNDERING REGULATIONS - Purchasers

It is a legal requirement that we receive verified identification from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

PROOF OF FINANCE - Purchasers

Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.





Ground Floor



Floor 1



Approximate total area⁽¹⁾
2516.4 ft²
233.78 m²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	56	73
	EU Directive	

6 Churchtown
St Agnes
Cornwall
TR5 0QW
01872 552560

stagnes@goundry's.co.uk
<https://www.goundry's.co.uk/>