



The Old Chapel

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A stunning and historic stone-built detached family-sized former Wesleyan chapel, tucked away in a peaceful village setting with beautiful gardens, off-road parking and gorgeous westerly facing countryside views capturing radiant sunsets.



Accommodation Summary

Gross Internal Floor Area: 1,731 sq ft (160.9 sq m).

Ground Floor

Entrance Hall, Inner Lobby, Cloakroom W/C, Kitchen / Breakfast Room, Dining Room, Study / Bedroom Four, Garden / Boiler Room, Storeroom, Inner Hall, Living Room with wood burner and vaulted ceiling.

First Floor

Landing with Airing Cupboard and hatch to loft with potential (subject to consents), Three Bedrooms, Bathroom.

Gardens

Beautiful westerly facing and colourful gardens bordered by Well Lane at the bottom with potential (subject to consents) to excavate for further parking and / or garage / workshop.

Gardens

The Old Chapel benefits from off street parking for two vehicles just across the road towards the church from the property.



Introduction

This historic and characterful converted Wesleyan chapel offers 3/4 bedrooms and 2/3 reception rooms, colourful west-facing gardens and the benefit of off-road parking. Quietly tucked away in the heart of this thriving coastal village on The Roseland Peninsula, this unique detached home lies within an Area of Outstanding Natural Beauty. This light and airy home requires cosmetic upgrading and modernisation. Subject to any necessary consents, potential exists to convert the loft and bring the outside within by creating an access door and decked area into the gardens from the picture window in the Living Room.



Description

Having been in the loving ownership of the same family for over 33 years, this unique home exudes warmth, charm, and character throughout. Converted around fifty years ago, the property offers deceptively spacious and versatile accommodation, including an entrance hall, cloakroom, a magnificent living room, formerly a Sunday school room, has a vaulted ceiling and centrally placed featured wood burner and a picture window which, subject to consents, is itching to be replaced with French doors to open out onto a decked terraced, providing direct access to the gardens.

In the former chapel area of the property exists a spacious dining room, kitchen/breakfast room, study or fourth bedroom, storeroom, and garden / boiler room. Upstairs, you'll find a large main bedroom, two further double bedrooms, and a family bathroom. Set within west-facing gardens with lovely rural views, where further potential exists, subject to any necessary consents, at the bottom of the gardens, to excavate for further parking and / or garage / workshop. The property also benefits from off-street parking and is in a peaceful location just a short stroll from coastal walks, sandy beaches, and highly regarded local schools. This is a rare opportunity to acquire a truly special home in a thriving coastal village, perfect for those seeking character, space, and a strong sense of place.

Historical Note

Believed to have been built in 1869, The Old Chapel has a rich history rooted in Methodism and community service. Originally established as a Wesleyan and former Bible Christian chapel, it played a central role in the spiritual and social life of Gerrans Churchtown. Over time, its function evolved, serving as a Sunday school and later as a village hall, highlighting its importance to the local community. During World War II, the chapel took on a new role when it was briefly used as a classroom for evacuee children, a testament to its adaptability and continued relevance in times of need. In 1975, the chapel was sold into private ownership and was subsequently converted into a dwelling, marking a new chapter in its life.











Location Summary

(Distances and times are approximate)

Gerrans Church, The Standard Inn and Bus Stop: 100 yards. Gerrans Cricket Club: 175 yards. Gerrans Primary School: 350 yards. Portscatho Village Centre: 550 yards. Portscatho Beach: 700 yards. The Hidden Hut and Porthcurnick Beach: 0.7 mile. St Mawes: 5 Miles (Falmouth 20 minutes by passenger ferry). Tregony: 7 miles. Truro: 14 miles (11 miles via car ferry). St Austell: 15 miles (London Paddington 4 hours by rail). Cornwall Airport, Newquay: 24 miles (with flights to London, other UK regional airports and European destinations).

Gerrans and Portscatho

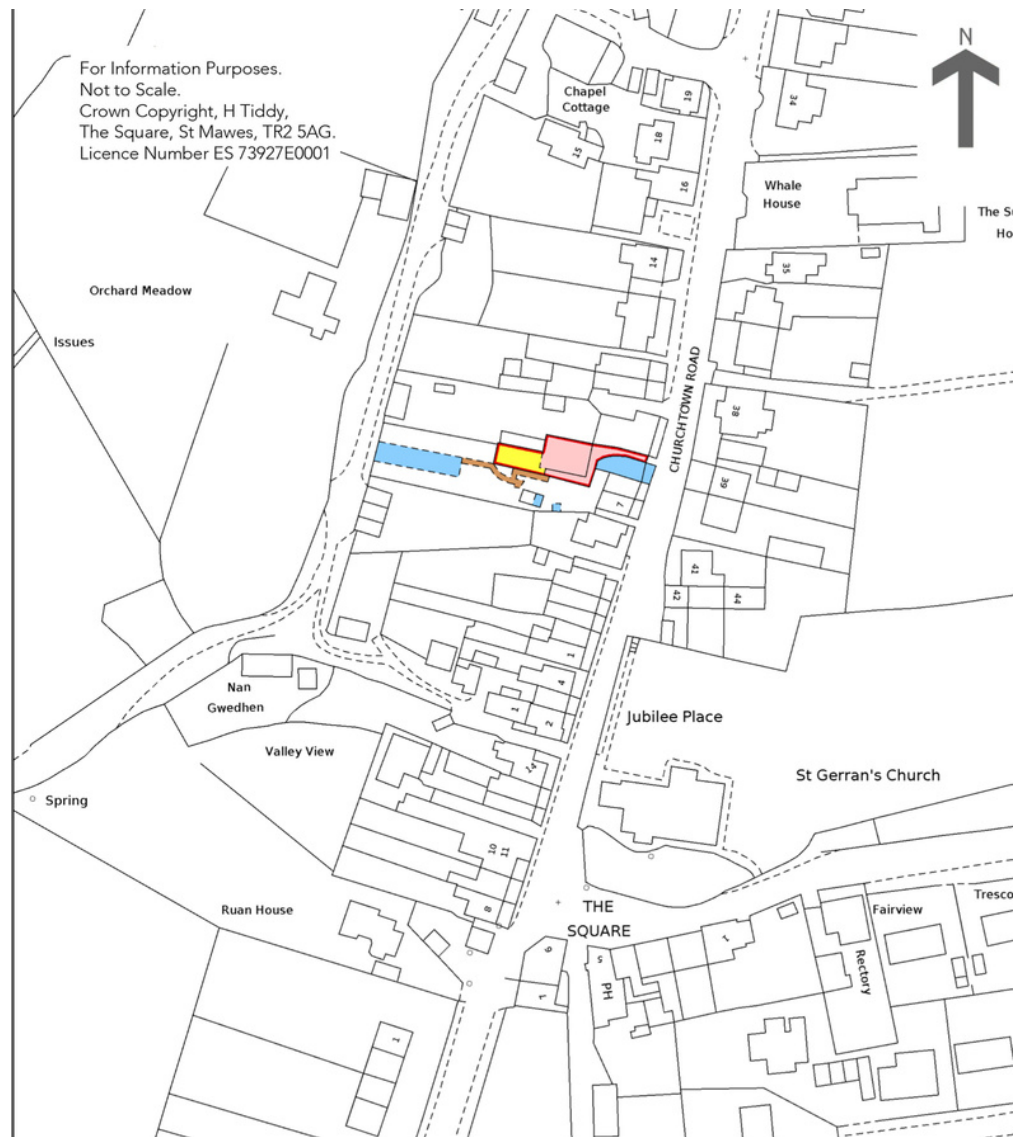
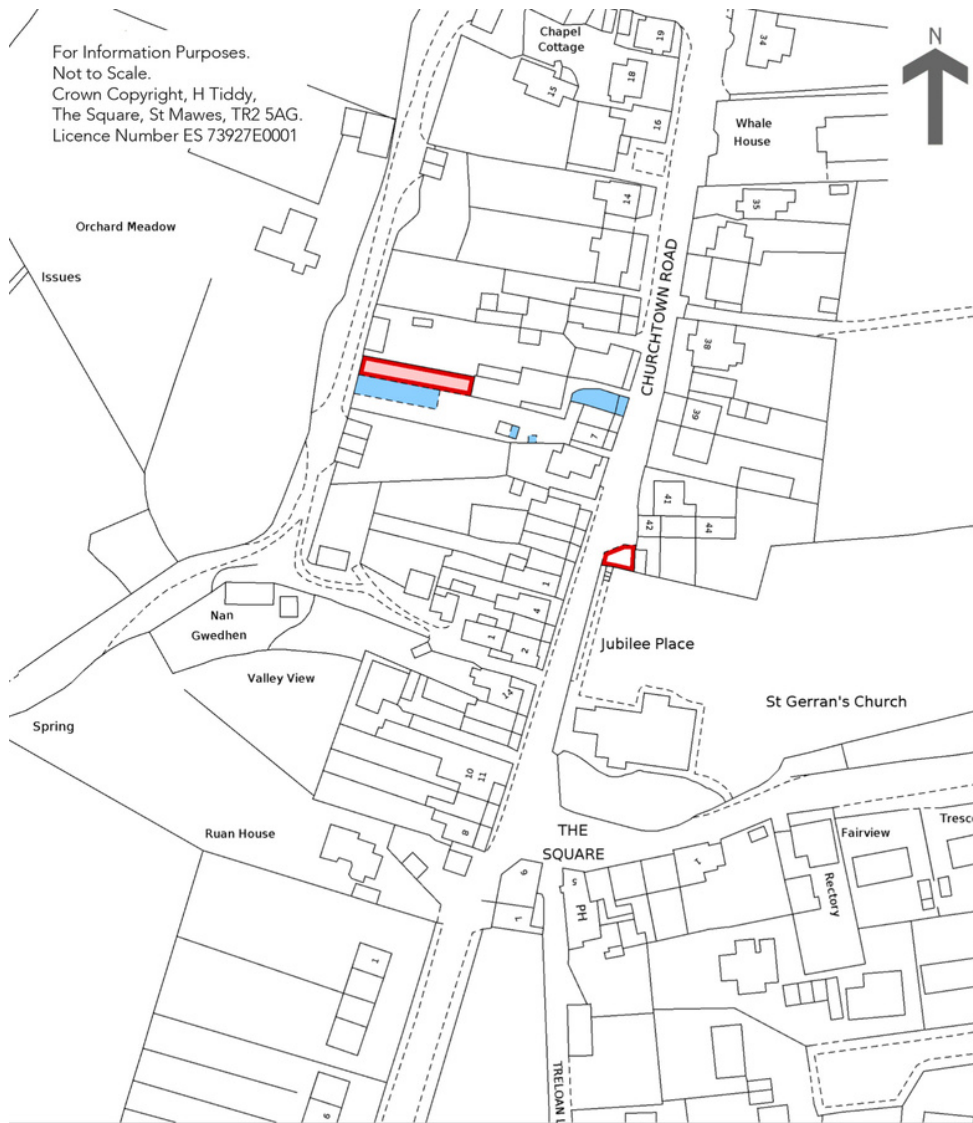
The villages of Gerrans and Portscatho offer a range of shops for day-to-day requirements, a post office, church, doctor's surgery, two pubs, two further restaurants, a coffee shop, cricket club, social club, squash club and excellent primary school. The Ofsted rated 'outstanding' Roseland Academy Secondary School is 8 miles away in Tregony. Sailing facilities and a boatyard are at Percuil around one and a half miles away. Portscatho is an attractive, unspoilt coastal village in an Area of Outstanding Natural Beauty on the Roseland Peninsula. It has a small harbour with moorings available for your day boat, sandy beaches, and lovely country and cliff walks.

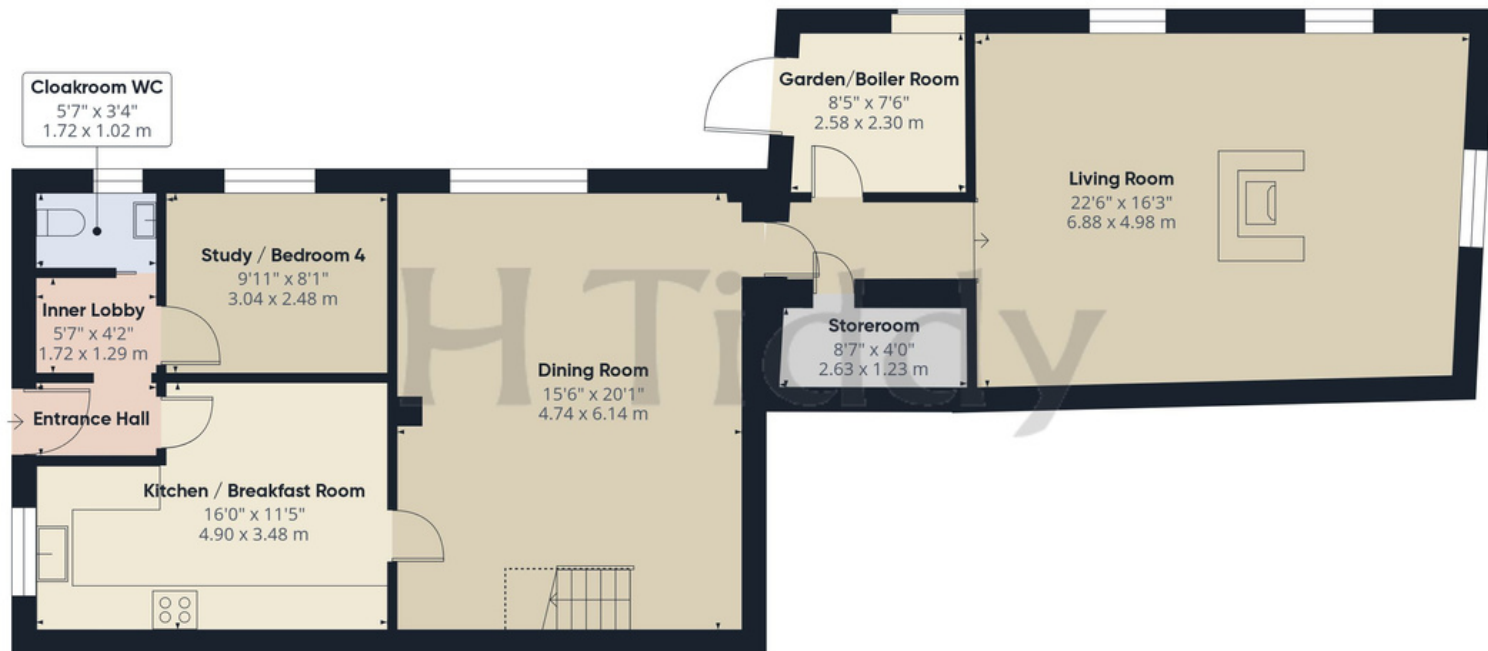
Cornwall

The Duchy of Cornwall offers a range of attractions such as the Eden Project, the National Maritime Museum, the Lost Gardens of Heligan, and the Tate Gallery. The Cathedral City of Truro is the main financial and commercial centre of Cornwall. It has a fine range of shops, private schools, college and main hospital (RCH Treliske). Cornwall Airport in Newquay has regular daily flights to London as well as connections to other UK regional airports and a number of European destinations.

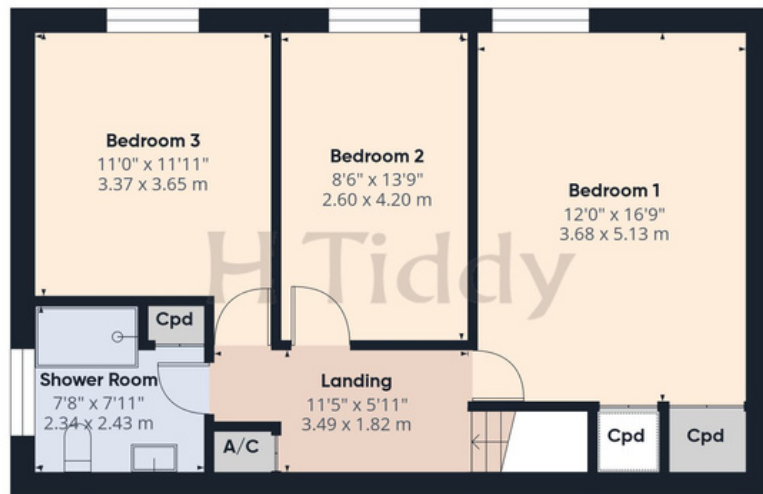
Fine Dining Restaurants

Fine dining Michelin star and celebrity chef restaurants are in abundance, including Rick Stein (Padstow), Nathan Outlaw (Port Isaac), and Paul Ainsworth (Padstow and Rock). On The Roseland is Carla Jones at The Idle Rocks Hotel in St Mawes, Paul Wadham at Hotel Tresanton in St Mawes, and Simon Stallard at The Hidden Hut on Porthcurnick Beach and The Standard Inn in Gerrans.





Ground Floor The Old Chapel



First Floor The Old Chapel

Approximate total area⁽¹⁾

1731 ft²

160.9 m²

Reduced headroom

15 ft²

1.4 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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General Information

Services: Mains water, electricity and drainage. Oil fired central heating. Double glazed windows and doors.

Energy Performance Certificate Rating: E

Council Tax Band: D

Ofcom Mobile Area Coverage Rating: Likely for Vodafone and O2, Ok for EE and Three.

FTTC Superfast Broadband available: Openreach predicted max download speeds: Superfast 76 Mbps; Standard 21 Mbps.

GOV.UK Long Term Flood Risks: River/Sea: Very Low. Surface Water: Very Low.

Tenure: Freehold.

Land Registry Title Number: CL74722 for the property and CL118342 for the garden and parking.

Agents Note: Pedestrian rights of way currently exist to the benefit of The Old Chapel and with neighbouring properties to the side of the property.

Viewing: Strictly by appointment with H Tiddy.

The Old Chapel

Churchtown Road
Gerrans
Portscatho
Cornwall
TR2 5DZ

H Tiddy Estate Agents

The Square
St Mawes
Truro
Cornwall
TR2 5AG

01326 270212
sales@htiddy.co.uk
www.htiddy.co.uk

Important Notice

Every effort has been made with these details but accuracy is not guaranteed and they are not to form part of a contract. Representation or warranty is not given in relation to this property. An Energy Performance Certificate is available upon request. The electrical circuit, appliances and heating system have not been tested by the agents. All negotiations must be with H Tiddy. Before proceeding to purchase, buyers should consider an independent check of all aspects of the property. Further information on mobile coverage and broadband availability is found on ofcom and openreach 'checker' websites. Visit the Gov.uk website to 'check long term flood risks'.

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