



Lustleigh Baptist Chapel, Lustleigh, TQ13 9TB

Guide Price £125,000

Lustleigh Baptist Chapel

Lustleigh

- Detached stone chapel in the heart of Lustleigh
- Rare opportunity within the Dartmoor National Park
- Beautiful main chapel with soaring ceiling height
- Tall windows & plenty of natural light
- Existing religious or educational use
- Interesting potential for classes, groups or creative uses
- Further possibilities subject to planning permission
- Private garden to the eastern side
- Mains water, electricity & drainage connected

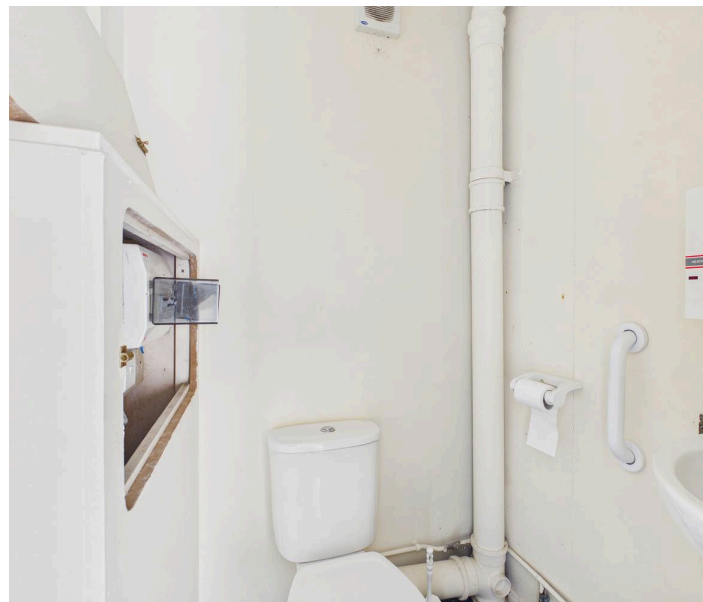
There's something rather special about the opportunity to own a building like this in Lustleigh. Sitting within this beautiful and highly sought-after Dartmoor village, the former Baptist chapel is a small detached stone building with real character and history, together with its own garden to the eastern side. Lustleigh itself needs little introduction, surrounded by some of Dartmoor's finest countryside and known for its traditional village centre, thatched cottages and strong sense of community. The chapel sits within the Dartmoor National Park and Lustleigh Conservation Area, although the building itself is not Listed.





Step inside and it's the main chapel room that gives the building its character. Tall windows bring in plenty of natural light, while the soaring ceiling height makes the space feel much larger and more impressive than its modest footprint might suggest. An ante-room provides a kitchen area, with a separate WC alongside, and mains water, electricity and drainage are already connected plus there's oil fired heating. Its current planning use is for religious or educational purposes, opening up some interesting possibilities for somebody looking for a distinctive space from which to run suitable classes, groups or activities.

Beyond its existing use, it's difficult not to start imagining what else a building like this could become. A studio, workspace, community space or perhaps something entirely different may be possibilities, while some buyers will inevitably wonder about residential conversion. Any change of use or development would, of course, be subject to the necessary planning permissions, with its National Park and Conservation Area setting being important considerations. Outside, the garden gives the chapel some valuable space of its own and includes a small number of historic headstones along one boundary which are to remain. Ultimately, this is an unusual opportunity to buy a little piece of Lustleigh real estate and history, whether you have an immediate use for it or simply an idea for what its next chapter might look like.



Please see the floorplan for room sizes.

Current Council Tax: No rates payable - Teignbridge

Utilities: Mains electric, water and drainage

Broadband within this postcode: Superfast (Ofcom)

Drainage: Mains drainage

Heating: Oil fired

Construction: Stone

Listed: No

Conservation Area: Yes

Tenure: Freehold

Buyers' Compliance Fee Notice: Please note that a compliance check fee of £25 (inc. VAT) per person is payable once your offer is accepted. This non-refundable fee covers essential ID verification and anti-money laundering checks, as required by law.

Agents' Notes:

Boundaries, Access & Parking:

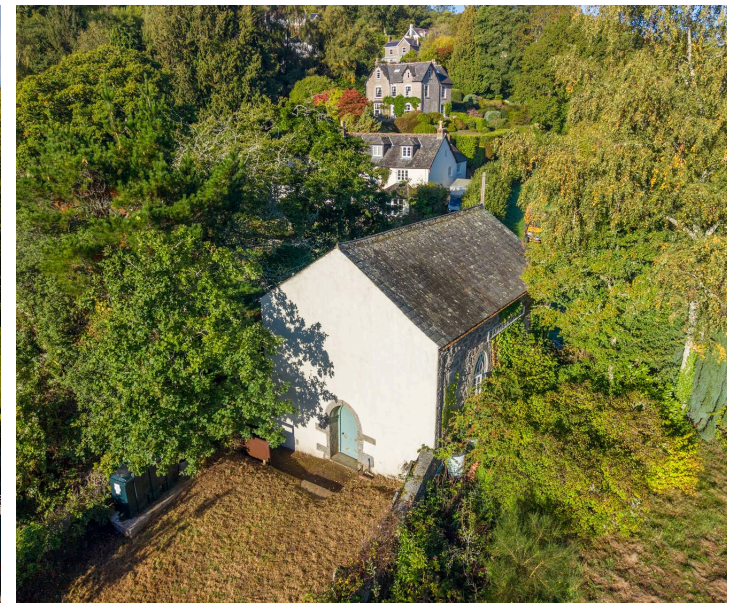
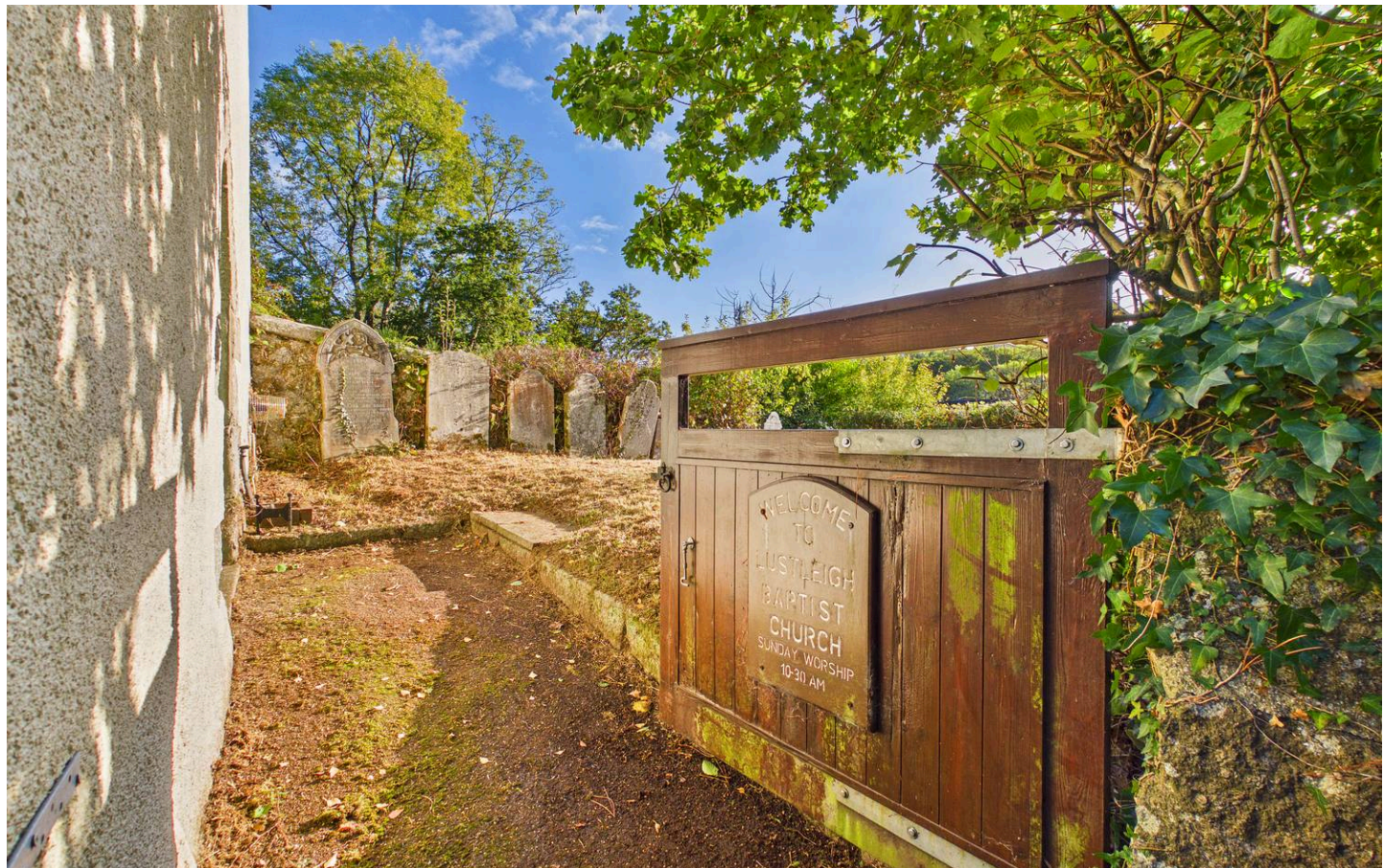
Boundary positions, access rights and parking arrangements have been provided by the seller, and any land plans shown are for identification purposes only. We have not seen the title deeds or other legal documents, and buyers should confirm exact details and ownership responsibilities with their conveyancer.

Broadband & Mobile Coverage:

Broadband speeds and mobile signal vary by provider and location, and service availability can change over time. Buyers can check current availability and predicted speeds at www.ofcom.org.uk or via the Ofcom coverage checker.

Digital Photo Enhancement/Virtual Staging:

Some images in this brochure may have been digitally enhanced or virtually staged, for example by adding lighting effects, blue skies, twilight ambience, furniture or décor, to help illustrate how the property could look. These images are only illustrative and do not show the current fixtures, fittings or condition. Always rely on your viewing for an accurate understanding of the property.





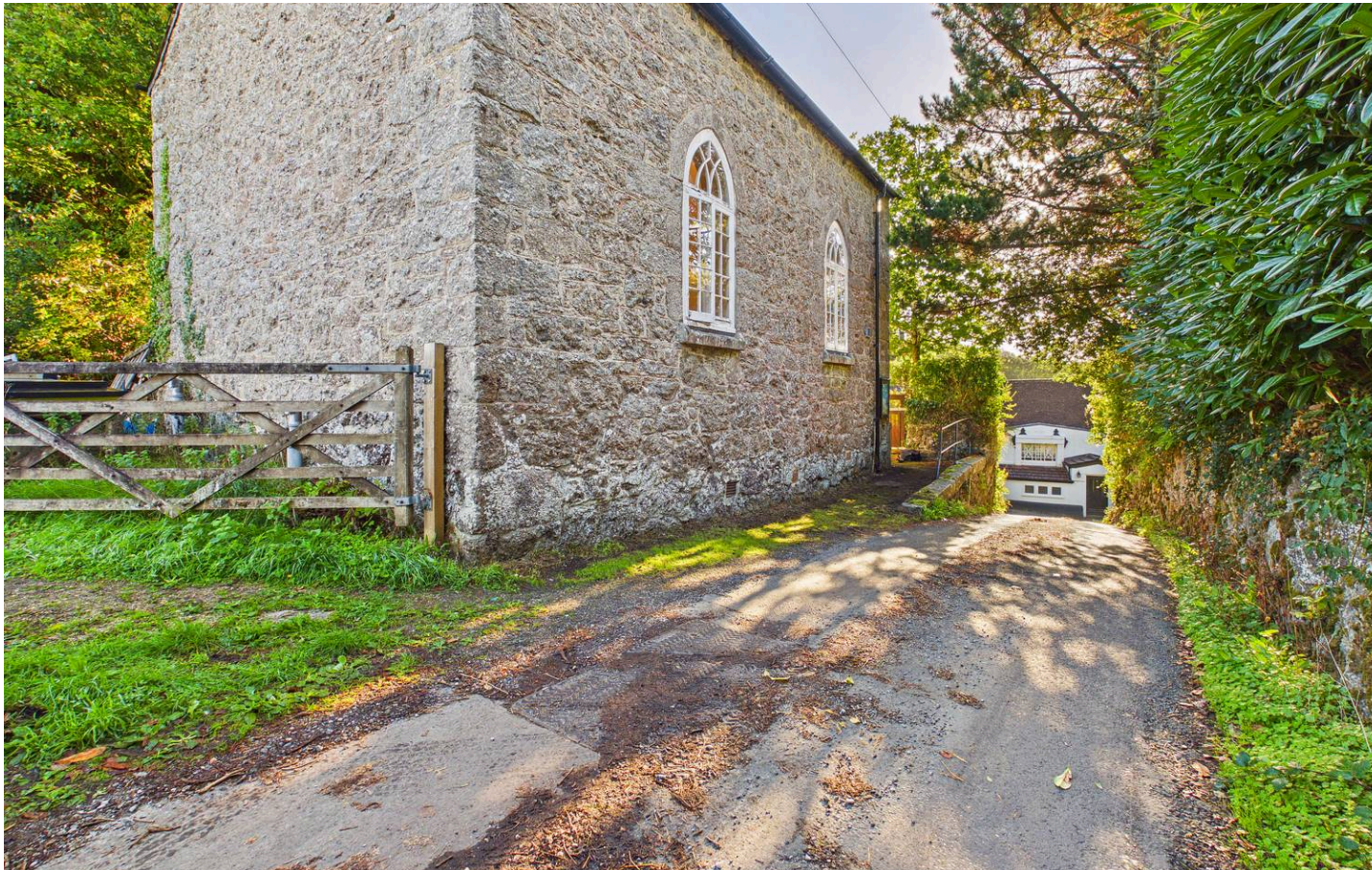
Approximate total area⁽¹⁾
49 m²

(1) Excluding balconies and terraces

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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Planning use:

The chapel is understood to have an existing planning use for religious or educational purposes. Prospective purchasers considering any alternative use, alterations or development should make their own enquiries with Dartmoor National Park Authority as Local Planning Authority before purchase. The property lies within the Dartmoor National Park and Lustleigh Conservation Area but is not Listed.

Covenant:

A small number of historic headstones remain within the grounds. We understand there is a covenant requiring these to be retained and purchasers should ask their solicitor to confirm the terms and any associated obligations.

Lustleigh:

Lustleigh is one of Dartmoor's most picturesque and sought-after villages, surrounded by beautiful countryside within the National Park. The village has a strong community and a wonderfully traditional feel, with its church, village shop, tea room and popular Cleave Inn, as well as the annual Lustleigh Show.

There's some fabulous countryside to explore straight from the village, including Lustleigh Cleave and the wooded Bovey Valley. Further onto the moor, well-known spots including Haytor, Hound Tor and Becky Falls are all within easy reach, while Bovey Tracey and Moretonhampstead provide useful nearby towns. Newton Abbot offers a wider range of facilities and mainline rail connections.

DIRECTIONS: Use postcode TQ13 9TB and the what3words is [///reverted.teams.hothouse](https://www.what3words.com/reverted.teams.hothouse)





Helmores

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances – All measurements are approximate.