



Madron Methodist Church, Fore  
Street, Madron, Penzance,  
Cornwall, TR20 8SH







**MADRON METHODIST CHURCH, FORE STREET, MADRON, PENZANCE, CORNWALL, TR20 8SH**

**£200,000 FREEHOLD**

**\* HUGE DEVELOPMENT POTENTIAL \* POPULAR VILLAGE LOCATION \* MAIN CHAPEL \***

**\* SUNDAY SCHOOL ROOM \* KITCHEN \* BOILER ROOM \* GARDENS \* WC \***

**\* APPROXIMATELY 212 SQUARE METRES \* EPC = EXEMPT \* COUNCIL TAX BAND = EXEMPT \***

An outstanding opportunity to purchase an early 20th century Methodist Chapel, situated in the semi rural village of Madron and offering huge development potential. The accommodation comprises of the main chapel with Sunday School, kitchen, toilet and boiler room to the rear. There are gardens surrounding the property to four sides. A pre planning application for conversion into two/three apartments, REF PA25/01203/PREAPP. Viewing highly recommended.

Double wooden doors into:

**MAIN CHURCH:** 12.83m x 8.26m (42' 1" x 27' 1") Four arched windows to each side, higher level circular window and two further arched windows to front, electric panel heaters, exposed timber trusses with steel tie rods

**ENTRANCE LOBBY TO NORTH END:** 4.20m x 1.55m (13' 9" x 5' 1") With timber partition, including glazed upper section, two oak doors into:

**SUNDAY SCHOOL ROOM:** 9.91m x 6.68m (32' 6" x 21' 11") Pine floorboards, three sash timber single glazed windows to rear, side door to ramp access, doors opening to:

**KITCHEN AND BOILER ROOM:** Exposed roof trusses, electric panelled heaters

**KITCHEN:** 3.72m x 2.90m (12' 2" x 9' 6") Modern shaker style cream base units with beech effect worktops, inset stainless steel sink tiled splashback, space for fridge and cooker, electric panelled wall heaters, consumer units within matching wall cupboard.

**BOILER ROOM:** 2.88m x 2.99m (9' 5" x 9' 10") Including WC area, window to side, stainless steel sink drainer, wall mounted electric water heater, loft hatch.

**WC:** 1.55m x 0.90m (5' 1" x 2' 11") Low level WC.

**OUTSIDE:** To the front of the property is low granite wall with rough iron railings above, including central pedestrian gate (no vehicle access), white concrete path leads to the double timber entrance doors, small grass areas to either side and the footpath continues around the east elevation to the ramp access leading to the side door into the Sunday School room. Further grass strip extends beyond the east side of the Sunday School and is approximately 1.45 metres. Grassed area continues to the rear, where the boundaries marked by a bonded stone wall are 1 metre high. At the rear of Madron Methodist Church is a further area, situated within this area is a PVC oil tank, set within galvanized steel mesh. On the east side of the boundary of the property, is enclosed by a very low stone wall with evidence of former iron railings, which have long been removed

**DIRECTIONS:** Via "What3Words" app: //asleep.admit.woods

**SERVICES:** Mains water, electricity and drainage.

**AGENTS NOTE:** We understand from Openreach website that Fibre to the Cabinet Broadband (FTTC) is available to the property. We tested the mobile phone signal for O2 which was good.

**MARSHALL'S PARK LANE OFFICE: 0207 0791476**

**LOCAL AUTHORITY:** Cornwall Council, St. Johns Hall, Alverton Street, Penzance, Cornwall, TR18 2QW TEL (0300 1234171)

**ANTI MONEY LAUNDERING REGULATIONS:** It is a legal requirement that we receive verified I.D. 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:** 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.

For clarification we wish to inform the prospective purchaser(s) that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters, which are likely to affect your decision to buy, please contact us before viewing this property.

Penzance  
01736 360203

Mousehole  
01736 731199

Carbis Bay  
01736 795040

Camborne  
01209 715672

Hayle  
01736 756627

Lettings  
01736 366778