Manhay Chapel Manhay, TR13 0NJ

£495,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

Manhay Chapel

- STUNNING GRADE II LISTED CONVERTED CHAPEL
- FOUR BEDROOMS WITH MASTER EN-SUITE
- BEAUTIFUL BATHROOM WITH FREE STANDING BATH
- SHOW STOPPING OPEN PLAN LIVING SPACE
- FABULOUS RURAL VIEWS
- SECLUDED COURTYARD GARDEN
- OFF ROAD PARKING FOR MULTIPLE VEHICLES
- CONVENIENTLY LOCATED FOR ACCESS TO HELSTON, TRURO AND FALMOUTH
- FREEHOLD COUNCIL TAX BAND E
- EPC F38

A spectacular Grade II listed architect-designed chapel conversion with four bedrooms, dramatic reverse-level living and breathtaking countryside views.

Flooded with natural light, the stunning open-plan first floor features a contemporary kitchen, striking glazed bridge and impressive living space centred around a suspended log burner. A truly one-of-a-kind home in a beautiful rural setting, within easy reach of Helston, Falmouth and Truro.

The first floor delivers a stunning, open plan living space, quadruple aspect with windows to all sides, flooding the interior with natural light and creating a home perfectly suited to both entertaining and everyday living. The layout flows around a central stairwell atrium, with a contemporary kitchen linking to the dining area via a striking glazed bridge overlooking the space below. The dining and kitchen areas seamlessly connect to a triple aspect sitting area spanning the full width of the property, centred around a suspended log burner which adds warmth and character. Feature rear windows frame rolling countryside and provide the perfect vantage point for uninterrupted night skies.

The property is entered via timber double doors into a spacious hallway with access to all ground floor rooms. There are four generous bedrooms, including a master with stylish en suite shower room. Three bedrooms benefit from built-in storage, while the fourth offers versatility as a home office, hobby room or additional reception space, with French doors opening to the garden. A beautifully appointed family bathroom features a freestanding bath and separate shower, complemented by a practical utility room.

Outside, there is ample gravelled parking and a secluded, courtyard garden, ideal for alfresco dining. Conveniently located for Helston, Falmouth and Truro, this is a stylish, spacious and versatile home where viewing is essential to fully appreciate its unique design and setting.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

TIMBER DOUBLE DOORS TO

ENTRANCE HALLWAY

An impressive hallway with tiled floor, feature curved staircase rising to the first floor and doors to various rooms.

BEDROOM ONE 15'1" (max into depth of wardrobes) x 10'9" (4.60m (max into depth of wardrobes) x 3.28m)

With tiled floor, built-in wardrobes with sliding doors offering an excellent amount of storage, sash window to side with slate sill.

BEDROOM TWO 16'4" (maximum into depth of wardrobes) x 10'9" (4.98m (maximum into depth of wardrobes) x 3.28m)

With tiled floor having wardrobes with sliding doors offering an excellent range of storage and sash window to the side with slate sill.

BEDROOM THREE 13'2" x 11' (maximum into depth of wardrobe) (4.01m x 3.35m (maximum into depth of wardrobe))

Fitted carpet, two double wardrobes with sliding doors, sash window to side with slate sill and door to

EN SUITE SHOWER ROOM 10'9" x 5'1" (3.28m x 1.55m)

A stylish en suite with tiled floor having double cubicle with attractive large form tiles and chrome effect domestic hot water shower with drench head and wand, low level W.C. with concealed cistern, wash hand basin in vanity unit with drawer storage below and wall mounted led lit mirror over.

BEDROOM FOUR 13'3" x 11' (4.04m x 3.35m)

Not currently required as a bedroom by the present owners this is a superbly versatile room that would also work wonderfully well as a home office or garden/hobbies room, tiled floor and French doors to the garden.

FAMILY BATHROOM 10'9" x 6'5" (3.28m x 1.96m)

A beautiful sanctuary with tiled floor, free standing bath with floor mounted central mixer tap and hand held wand, stylish wash hand basin in vanity with drawer storage below and led lit mirror over, low level W.C. and tiled corner shower cubicle housing chrome effect domestic hot water shower with drench head and hand held wand.

UTILITY ROOM 9' x 6'8" (2.74m x 2.03m)

A useful and practical room fitted with base and wall units with work surfaces over with stainless steel sink and drainer with mixer tap and spray attachment, space and plumbing for washing machine, space and point for condenser tumble dryer, boiler cupboard housing Worcester Heat Slave 26/32 oil fired boiler and offering slatted shelved storage. Exterior door to rear.

FIRST FLOOR

OPEN PLAN LIVING/DINING SPACE 29'7" x 35'8" (maximum overall measurements minus (9.02m x 10.87m (maximum overall measurements minus)

A fabulous open plan living space absolutely perfect for those that love to entertain. Quadruple aspect with windows to front, rear and both sides all offering an attractive rural outlook and flooding the space with natural light.

KITCHEN AREA 18'1" x 11' (5.51m x 3.35m)

Fitted with a range of contemporary gloss base and wall units with grey stone work surfaces over, one and a half bowl stainless steel sink with mixer tap, integrated fridge, eye level Neff oven and grill and Neff five burner gas hob with matching stone splashback and a brush steel Neff filter and light over, space and plumbing for washing machine. Windows to side and front both offering fantastic rural views, feature bridge connecting to the dining area and overlooking the central atrium stair well.

DINING AREA 28' x 10'9" (8.53m x 3.28m)

With windows to front and side and flowing into the

SITTING AREA 29'7" x 15'1" (9.02m x 4.60m)

A wonderful triple aspect space with two windows to rear and windows to both sides all offering a wonderful rural outlook. The current owners enjoy stargazing to the rear aspect where there is relatively little light pollution. Flooded with light during the summer, in the winter months cosier and light fabulous feature suspended log burner with slate hearth below.

OUTSIDE

Arrive and park on the generous gravelled parking area to the front and side of the property. Tucked away to the side is an attractive secluded courtyard garden featuring an attractive patio area which enjoys a sunny aspect perfect for alfresco dining during the day an into the evening. To the rear is a further useful area perfect for storage. For keen walkers there is a footpath to the side of the property accessing the fields behind which allows you to walk to the pretty creekside village of Gweek.

SERVICES

Oil fired central heating with underfloor heating throughout. Mains electric, water and private drainage.

ANTI-MONEY LAUNDERING

We are required by law to ask all purchasers for verified ID prior to instructing a sale

COUNCIL TAX

Council Tax Band E.

DATE DETAILS PREPARED.

14th April 2026.

WHAT3WORDS

according.select.visits

MOBILE AND BROADBAND

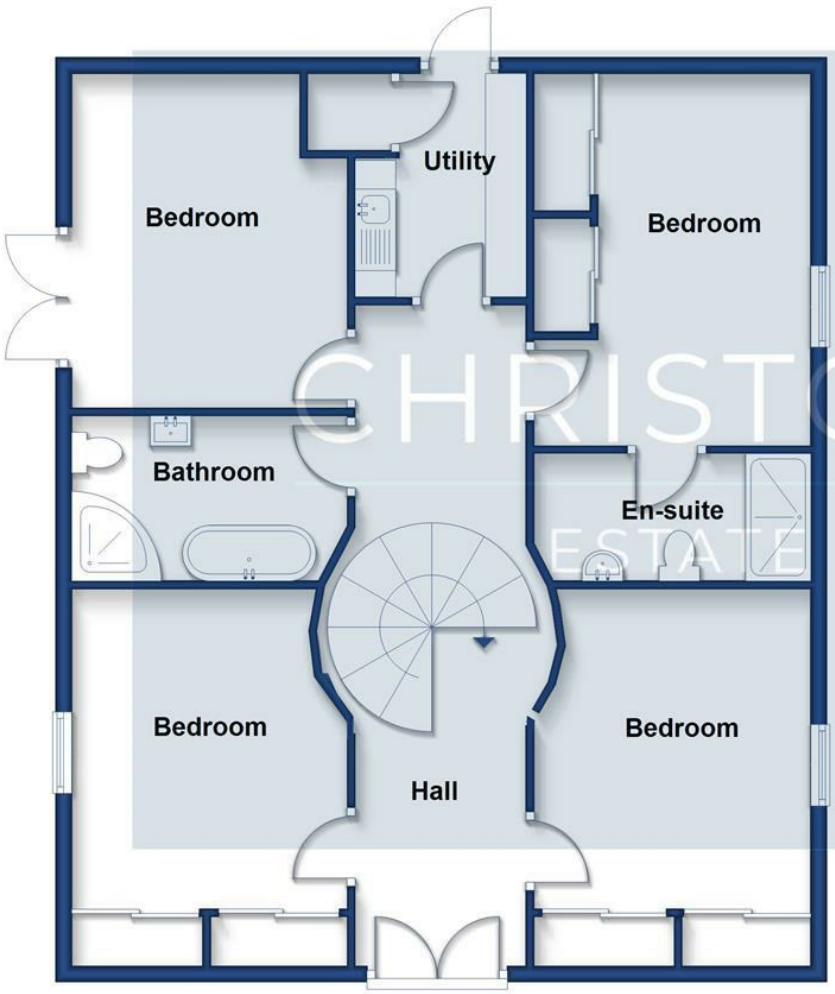
To check the broadband coverage for this property please visit - https://www.openreach.com/fibre-broadband
To check the mobile phone coverage please visit - https://checker.ofcom.org.uk/

PROOF OF FINANCE - PURCHASERS

Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

Ground Floor

Approx. 99.4 sq. metres (1070.3 sq. feet)

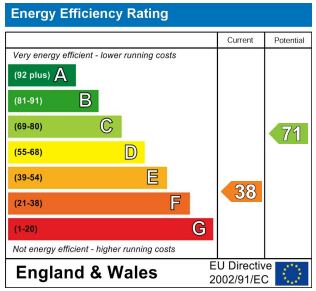


First Floor

Approx. 99.4 sq. metres (1070.3 sq. feet)

CHRISTOPHERS
ESTATE AGENTS

Total area: approx. 198.9 sq. metres (2140.6 sq. feet)



PROUD GUILD MEMBER
THE GUILD PROPERTY PROFESSIONALS

These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Christophers Estate Agents

5 Wendron Street, Helston, TR13 8PT

01326 565566 | property@christophers.uk.com | christophers.uk.com

CHRISTOPHERS
ESTATE AGENTS