

Bolingey Chapel - Substantial Three-Bedroom, Two Storey, Deceptively Spacious Coastal Home Near Perranporth!

Guide Price £315,000

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- Substantial three-bedroom, two-storey house • Beautifully converted former Methodist chapel
- Spectacular vaulted principal bedroom with exposed beams • Three spacious double bedrooms
- Approximately 108 sq m of deceptively spacious accommodation • Far-reaching countryside views from an elevated position
- Generous 6.38m lounge/diner ideal for entertaining • Moments from Perranporth Beach and the Saints Trail
- Residents' parking and leasehold with a share of the freehold • Stylish kitchen with contemporary Shaker-style units, under-cabinet lighting, herringbone flooring and direct access to rear outside area and 2nd driveway



Number 7 Bolingey Chapel – A Substantial Three-Bedroom, Two Storey, Deceptively Spacious Coastal Chapel Home Near Perranporth

Do not be deceived by its discreet position within this striking former chapel conversion – Number 7 is a substantial, three-bedroom house arranged across two full storeys, with its own entrance and approximately 108 sq m of beautifully presented accommodation.

Created from part of a former Methodist Chapel and Sunday School, this exceptional home blends the individuality and architectural character of the original building with the comfort and practicality of modern living. Occupying an elevated position on Chapel Hill, it enjoys far-reaching views across Bolingey and the surrounding rolling countryside, while remaining moments from the Saints Trail and within easy reach of Perranporth's golden beach, village centre and wide range of amenities.

The ground floor provides spacious and well-proportioned living accommodation, beginning with an entrance hall and a magnificent lounge/dining room measuring approximately 6.38 metres in length. This wonderfully generous reception space provides plenty of room for comfortable seating and a full dining area, making it ideal for family life, entertaining and relaxed evenings at home.

The adjoining kitchen/breakfast room is equally inviting, fitted with contemporary Shaker-style cabinetry in a soft grey finish, extensive work surfaces, under-cabinet lighting and attractive herringbone flooring. There is ample space for informal dining, while a rear door opens directly onto the rear outside space.

Also positioned on the ground floor is the impressive family bathroom. Generously proportioned and beautifully presented, it features classic white metro tiling, a full-size bath with shower above and striking slate-effect flooring, creating a stylish and calming place to unwind after a day at the beach.

A staircase rises to the first-floor landing, where the scale and character of the original chapel become even more apparent. There are three genuine double bedrooms, each filled with natural light and enhanced by exposed timberwork and roof windows.

The principal bedroom is the undoubted showpiece. Measuring approximately 5.47 metres in length, this breathtaking room features soaring vaulted ceilings, dramatic exposed beams and exceptional proportions. Bright, peaceful and full of character, it offers a genuine sense of occasion and an unforgettable "wow" factor.

The second and third bedrooms are also excellent doubles, with one currently arranged as a spacious home office. This flexibility makes the house equally well suited to family living, visiting guests, home working or use as a highly desirable coastal retreat.

Outside, an inviting alfresco seating area immediately in front of the property provides a lovely place to enjoy the afternoon sunshine, with exposed chapel stonework creating a wonderfully characterful and almost Mediterranean setting. The development also offers attractive communal grounds, magnificent countryside views and a generous residents' parking area.

Offered leasehold with a share of the freehold, Number 7 combines the manageable benefits of living within a carefully maintained converted development with the space, privacy and accommodation of a two-storey coastal home.

This is an exceptionally rare opportunity to acquire a distinctive and deceptively large three-bedroom coastal home, combining historic architecture, impressive room sizes, three double



bedrooms and spectacular surroundings — all within easy reach of Perranporth Beach and the north Cornish coast.