



MAY WHETTER & GROSE

## THE OLD METHODIST CHAPEL LONDON APPRENTICE, PL26 7AR GUIDE PRICE £335,000



A CHAIN FREE IMPECCABLY PRESENTED FORMER METHODIST CHAPEL WITH THREE DOUBLE BEDROOMS. FURTHER BENEFITS INCLUDE A VERSATILE AND FLEXIBLE OPEN PLAN KITCHEN/LOUNGE/DINER WITH CHARACTER FEATURES. AN EARLY VIEWING IS ADVISED TO FULLY APPRECIATE THIS WELL PRESENTED PROPERTY IN AN EXTREMELY POPULAR LOCATION.

\*\*\* EPC - E \*\*\*





London Apprentice is located within the Pentwan Valley close to the the coastal areas of Pentewan and the quaint fishing village of Mevagissey with easy access to the nearest town of St Austell and the city of Truro. Nearby Pentewan is a picturesque village with sailing club, beach, cafe, garage, restaurants and pub, with pleasant woodlands walks and cycle path. Mevagissey is steeped in history with many quaint fishermen's cottages set within cobbled streets. Coastal walks can be enjoyed within the area, together with several restaurants. The recently regenerated St Austell town centre is situated a short drive away and offers a wide range of shopping, educational and recreational facilities. There is a mainline railway station and leisure centre together with primary and secondary schools and supermarkets. The picturesque port of Charlestown and the award winning Eden Project are within a short drive. The town of Fowey is approximately 7 miles away and is well known for its restaurants and coastal walks. The Cathedral city of Truro is approximately 13 miles from the property.

### Directions:-



From St Austell head to the Pentewan roundabout, and down the road along Pentewan Road to Mevagissey. Follow the road along and past the Cornwall Hotel on the right. Continue along the road for approximately 1.2 miles. As you enter London Apprentice, the chapel can be seen on the right hand side. Please note that parking for the chapel is to the side or rear. A For Sale board is erected for convenience.

### Accomodation:

Main front door with inset obscure lead detailed glazing allows external access into entrance hall.

### Entrance Hall

9'0" x 12'2" (2.76m x 3.71m)



Door through to open plan kitchen/lounge/diner/utility and ground floor shower. Tiled flooring. Single glazed sash window to side elevation. Radiator. Television and telephone ariel points.



**Utility:**

6'11" x 5'0" (2.13m x 1.54m)

This area houses the central heating unit along with the pressurised water cylinder. Further curved work surfaces with storage below. Tiled flooring. Plumbing for washing machine.

**Shower Room**

6'7" x 6'9" (2.03 x 2.07)



Wood frame single glazed sash window to side elevation. Matching three piece shower suite comprising low level WC with dual flush technology, ceramic pedestal hand wash basin with central mixer tap and fitted shower enclosure with wall mounted shower. Sliding glass doors. Tiled flooring. Fitted extractor fan. Heated towel rail. Tiled walls. Storage cupboard.

**Kitchen, Living Room and Diner:**

33'11" x 23'10" (max) (10.35m x 7.27m (max))



A unique selling point for this fabulous property is the kitchen diner. A delightful triple aspect room with two wood frame single glazed sash windows to left right and front elevations. The front elevation also benefits from a beautiful curved single glazed focal window which previously was in situ over the front entrance door. Exposed wood flooring. Three radiators. BT open reach point. Focal brick fireplace with slate hearth and wooden mantle over. To the corner there is a well presented and updated kitchen, with matching wall and base units. Roll top work surfaces. Stainless steel one and a half bowl sink with matching draining board. Central mixer tap. Four ring buttonless ceramic hob with fitted extractor hood over and electric oven below. Stainless steel splash back. The well appointed kitchen benefits from soft close technology and also houses an integral fridge, integral freezer and integral dish washer. Central island. Exposed ceiling beams.

From this room stairs lead up to provide access to the landing.





**Landing:**

15'0" x 20'1" (4.59m x 6.13m)

Stairs to ground floor. Ceiling mounted Fakro double glazed ceiling window. Exposed floor boards. Exposed ceiling joists. Radiator. Doors off to double bedrooms one, two, three and family bathroom. In built storage.

**Bedroom One:**

16'2" x 12'6" (max) (4.95m x 3.83m (max))



Twin aspect room with wood frame single glazed sash windows to front and side elevations. Secondary glazing. Ceiling mounted Fakro window with fitted blinds. Carpeted flooring. Radiator. Exposed ceiling beams. Storage cupboard.

**Bedroom Two:**

16'2" x 10'4" (max) (4.95m x 3.17m (max))



Double bedroom with wood framed single glazed sash windows to front and side elevations with secondary glazing. Fakro ceiling mounted window with in-built lights and fitted blinds. Carpeted flooring. Radiator. Storage cupboard. Cupboard housing electric box.

**Family Bathroom:**

11'10" x 9'7" (3.61m x 2.93m )



Wood frame single glazed window to side elevation and Fakro ceiling mounted window. Matching four piece white shower/bath suite comprising low level flush WC, ceramic hand wash basin. free standing claw foot bath with central mixer tap and detachable shower nozzle and separate fitted shower enclosure with glass shower doors. Tiled flooring. Part wood clad walls. Fitted extractor. Heated towel rail. Exposed ceiling beams.



looking from the road to the side the property offers a hard stand area which the current owners utilise as additional parking. To the rear of the building is a gravelled chipped area offering more off road parking options or low maintenance outdoor space. Outdoor tap.



**Bedroom Three:**  
15'11" x 14'2" (max) (4.87m x 4.34m (max))



### The Old Chapel History

The unusual name of this Cornish village, 'London Apprentice', first appears on a map in 1747, and appears to come from the name of an inn, which may have been based on a popular ballad of the time. The inn, and the hamlet which took its name, grew up as part of the tin mining industry

It was some time in the 1830s that a Primitive Methodist mission came to this area and the first society was established. It was not very successful and ceased to meet in 1846. A new society started in 1849, and services were held in the house of Walter Coombe.

The Chapel was built in 1870, and enlarged in 1904 when the Sunday School was built. It was called New Mills, the name by which this hamlet became known in the 1830s, about the time when Primitive Methodism reached this area. It is not clear whether the name related to a corn mill or tin-stamping mills.

Triple aspect room. Wood frame sash windows to right and left elevation. Wood frame double glaze sash window to rear elevation. Exposed wood flooring. Radiator. Exposed ceiling beams.

### Exterior



**Tax Band: Band D**

### Broadband and Mobile Coverage:

Please visit Ofcom broadband and mobile coverage checker to check mobile and broadband coverage.

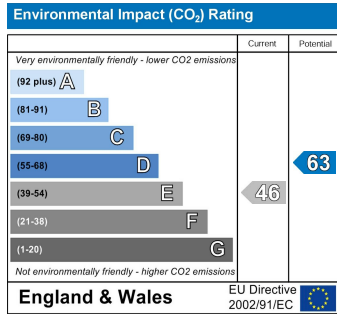
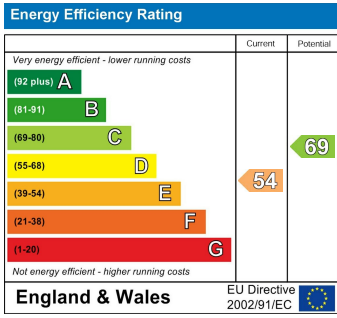
### Floor Area:

The floor area measurement is taken from the EPC.

### Services:

None of the services, systems or appliances at the property have been tested by the Agents.

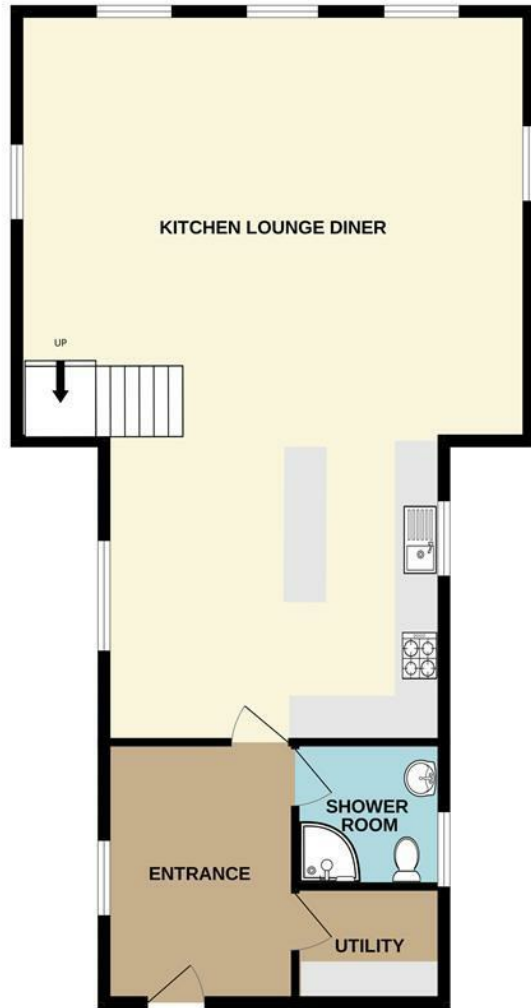
Accessed from the left hand side of the property



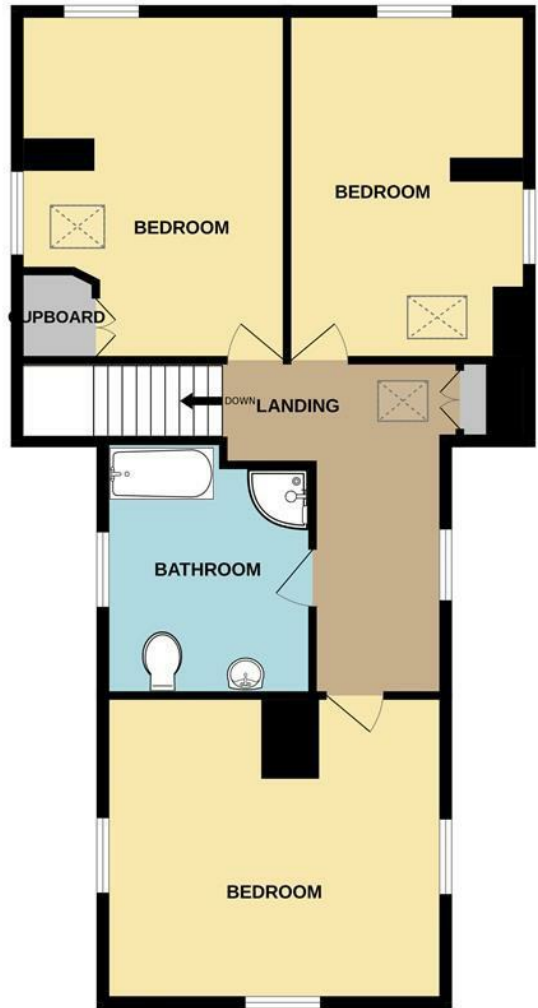




GROUND FLOOR



1ST FLOOR



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