

mansbridgebalment

The Old Chapel, Lamerton

Guide Price **£300,000**

The Old Chapel

Lamerton, Tavistock

FOR SALE BY INFORMAL TENDER A fascinating former chapel dating back to circa 1870, offering spacious five-bedroom accommodation, charming character features and generous gardens alongside the River Lumburn. Situated on the outskirts of Lamerton, the property requires renovation throughout and presents a wonderful opportunity to create a truly unique home.

Council Tax band: E

Tenure: Freehold

- FOR SALE BY INFORMAL TENDER – Friday 4th December 2026.
- Fascinating Former Chapel Dating Back to Circa 1870
- Five Bedrooms, Including Four Generous Doubles
- Spacious Living/Dining Room with Impressive Chapel-Style Window
- Generous Riverside Gardens Extending to Approximately a Quarter of an Acre
- Driveway Providing Off-Road Parking
- Requiring Renovation Throughout with Enormous Potential

Services: Mains water, electricity & drainage, Oil fired central heating

Viewings: By appointment only with Mansbridge Balment.

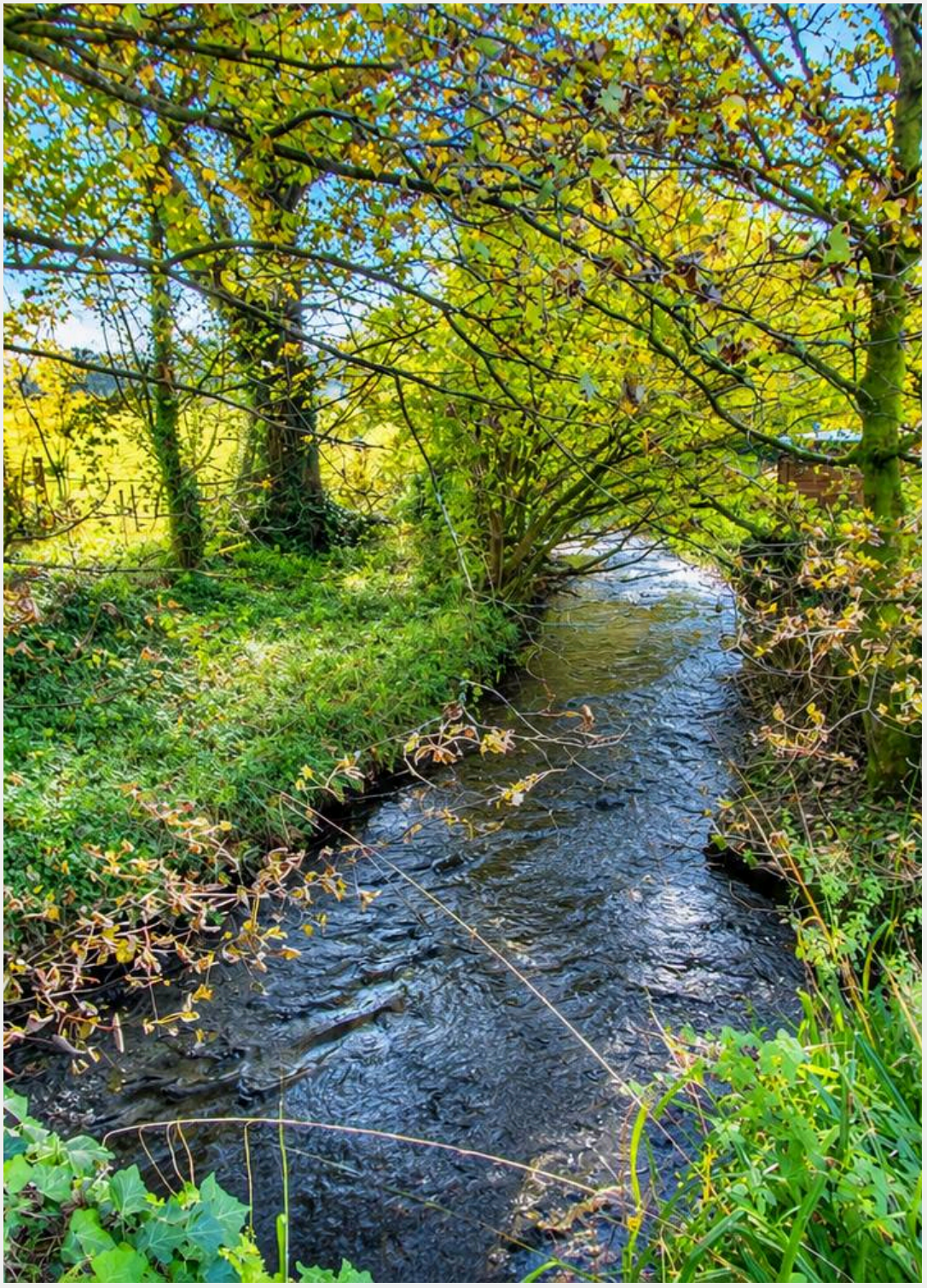
Directions: What three words: august.ghosts.portable











FOR SALE BY INFORMAL TENDER – Sealed bids are invited and must be received by 12 noon on Friday 4th December 2026.

A truly fascinating former chapel, dating back to circa 1870, offering an abundance of history, character and potential, set within generous gardens alongside the River Lumburn on the outskirts of the popular village of Lamerton.

Originally constructed as a working chapel approximately 160 years ago, this remarkable building was converted into residential accommodation during the mid-1900s and now presents a rare opportunity to acquire a wonderfully individual home, steeped in history. Retaining some lovely reminders of its former use, the property offers substantial and versatile accommodation arranged over two levels, with enormous scope for renovation, improvement and further enhancement.

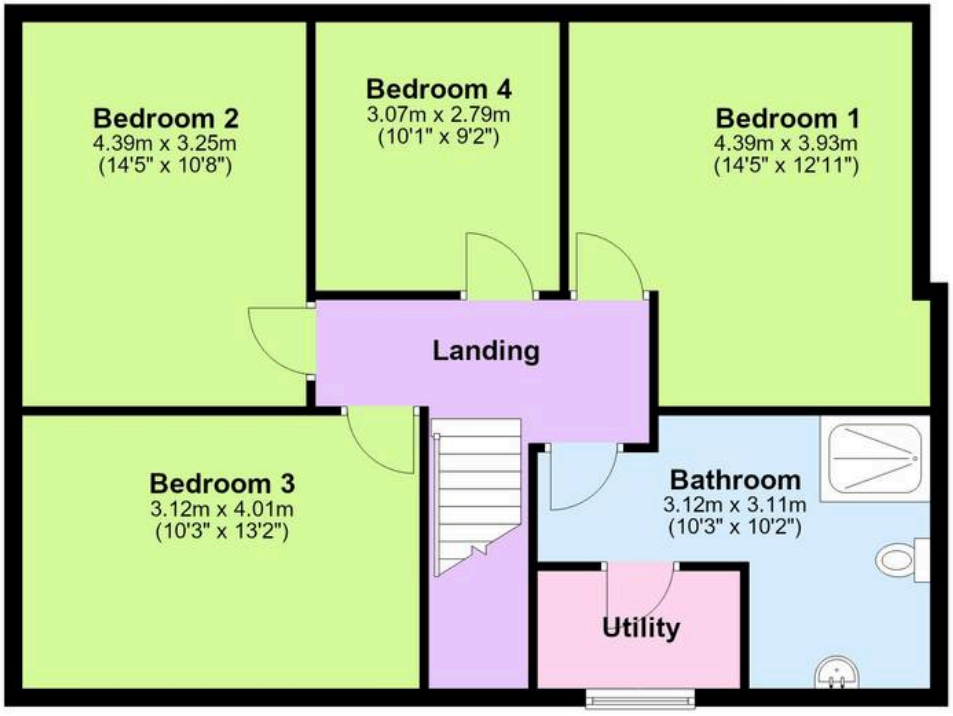
The property enjoys a delightful position alongside the River Lumburn, with generous gardens extending to approximately a quarter of an acre. It is approached via a driveway providing off-road parking for a couple of vehicles, with potential to extend this further if required. An impressive, heavy timber entrance door, complete with a traditional door knocker, opens into the entrance porch, immediately offering a sense of the building's history and character.

From here, a couple of steps lead up into the principal living accommodation, where a particularly spacious lounge and dining room forms the heart of the home. This impressive room offers excellent proportions, with ample space for both comfortable seating and a substantial dining table. Multiple windows allow plenty of natural light to enter, including a magnificent chapel-style window extending towards the height of the ceiling, providing a striking reminder of the building's original purpose. Decorative timber beams add further character to the room, although these are believed to have been introduced during the 1960s or 1970s rather than forming part of the original structure. Interestingly, concealed above the existing ceiling is the chapel's original vaulted roof structure, presenting an exciting opportunity to potentially open up the ceiling and reinstate the impressive height and proportions of the original building, subject to any necessary consents and structural considerations. This could create a truly spectacular living space, celebrating the property's architectural heritage and making the most of its unique origins.

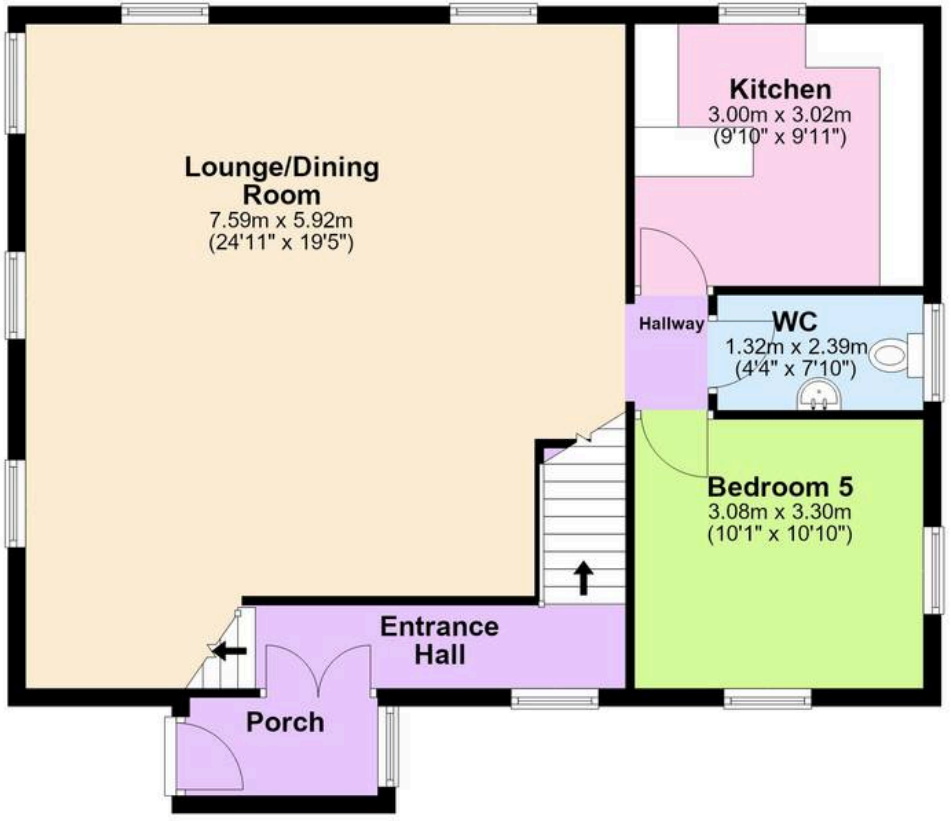
Also situated on this level is the kitchen, which enjoys pleasant views overlooking the rear gardens, together with a separate WC featuring another attractive chapel-style window. A further bedroom provides flexibility for a variety of uses, whether as guest accommodation, a study or an additional reception room.

The property benefits from an interesting reverse-level arrangement, with stairs descending from the hallway to the lower ground floor, where the majority of the bedroom accommodation is situated. Here, there are four generously proportioned double bedrooms,

Lower Ground Floor



Ground Floor



This floorplan is set out as a guideline only and should not be relied upon as a representation of fact.
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Plan produced using PlanUp.





















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