



THE CHAPEL  
ZELAH TRURO  
TR4 9HR

*Philip Martin*

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS



BODMIN  
2011

# THE CHAPEL

## ZELAH, TRURO, TR4 9HR

CONVERTED FORMER CHAPEL

Sold with vacant possession and no chain.

Chapel House is a well presented and highly individual home, formed from a former 19th-century chapel and situated on the rural outskirts of Zelah. Sympathetically converted and significantly enhanced in recent years, the property successfully blends striking architectural character with modern comforts, retaining many original features while offering well-proportioned and versatile accommodation. The sale includes the converted chapel itself, a generous and private enclosed garden, ample off-road parking and a substantial stone-built double garage, creating a rare opportunity to acquire a distinctive and characterful residence.

GUIDE PRICE £575,000

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## GENERAL COMMENTS

Chapel House is a highly attractive converted chapel, positioned on the outskirts of the popular village of Zelah. Beautifully presented throughout, the property has been significantly improved in recent years, carefully preserving its inherent charm and character while seamlessly incorporating modern comforts.

The accommodation is both distinctive and versatile, featuring a magnificent entrance hall with a wood-burning stove, a spacious kitchen/living room with a striking mezzanine balcony, three well-proportioned bedrooms including a principal bedroom with en-suite, a family bathroom and a separate utility room.

Externally, the property enjoys a surprisingly large, fully enclosed garden offering an excellent degree of privacy. A gravelled driveway provides ample off-road parking for multiple vehicles, complemented by a very useful stone-built double garage, currently arranged to incorporate a home gym.



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## HISTORICAL BACKGROUND

Believed to date from the early 19th century, this distinctive former chapel occupies a prominent roadside position at Zelah Lane, also historically known as Lane Chapel due to its location at the convergence of the main road and earlier trackways.

Baptism records indicate that the building was functioning as a chapel by 1822, with seating for approximately 150 worshippers, suggesting its importance within the local religious community.

While its original denomination has been the subject

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of historical debate, documentary and cartographic evidence strongly associates the chapel with the Bible Christian movement. By the late 19th century, the chapel is clearly identified as a Bible Christian Chapel, appearing as such on 1880 maps and noted by Symons in 1884. Contemporary newspaper accounts from the Royal Cornwall Gazette reference regular services, musical performances and an active choir, highlighting the chapel's role as a social and cultural focal point for the surrounding area.

The chapel formed part of the wider Methodist circuit system that served rural Cornwall. Following the 1907 amalgamation of the Bible Christians, Methodist New Connexion and United Methodist Free Churches, the building became part of the United Methodist Church, and subsequently the Methodist Church of Great Britain in 1932. The chapel finally closed in 1934, when the congregation joined the main Methodist church in Zelah village.

Constructed in the mid-19th century and later extended—likely to accommodate a Sunday school—the building is described as a simple wayside chapel of traditional Cornish character. It is built of killas rubble stone, with brick arches and detailing, beneath a hipped scantle slate roof, and features distinctive round-arched openings. A Grade II listed milestone remains set

against the boundary wall, further enhancing the site's historic interest.

In 1981, planning records indicate a change of use from chapel to workshop, and the building has since been sensitively converted to a private dwelling.

Today, the property stands as an evocative and characterful former chapel, rich in local history and architectural interest, offering a rare opportunity to own a distinctive piece of Cornwall's nonconformist heritage.

There is a Milestone on the High Road against the wall of the chapel which is listed.

#### LOCATION

Zelah is a small village mid-way between Truro and the north Cornish coast at Perranporth and just a very short distance from the main A30 road. Local facilities includes a pub within the nearby villages of Shortlanesend and Goonhavern offering a wider range of daily facilities including a shop and post office, pubs and primary schools. The proximity to the A30 provides easy access to all parts of the county.

Perranporth is a very popular town and is a great surfers paradise with its wonderful expanse of sandy beach and dramatic scenery along the cliffs. Perranporth has

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an excellent range of shops and day to day amenities including butchers, bakers, supermarket, school and there are regular bus services to the nearby cathedral city of Truro as well as other surrounding towns and villages.

The village of St. Agnes has long become a favourite "hot spot" of Cornwall, not surprising because of its position on the north Cornish coast, its homely village atmosphere combined with its easy commuting distance to Truro. It is a thriving community offering a wide range of facilities including shops, post office, church, pubs and primary school as well a selection of restaurants/cafes and hotels.

There are beaches at nearby Trevaunance Cove and Chapel Porth and the coastal walks in the area are significant with much of the cliff land owned and protected by the National Trust. St. Agnes is a world heritage site and is designated as an area of outstanding natural beauty.

### TRURO

Truro is renowned for its excellent shopping centre, fine selection of restaurants, bars, private and state schools and main line railway link to London (Paddington). The Hall for Cornwall is also a popular venue providing all year round entertainment and other cultural facilities include the Royal Cornwall Museum and the historic Cathedral.

In greater detail the accommodation comprises (all measurements are approximate):

### GROUND FLOOR



### RECEPTION

20'2" x 10'4" (6.16 x 3.17)

### HALLWAY

Stairs leading to:-

### BEDROOM 3

12'4" x 10'11" (3.78 x 3.35)

### BEDROOM 2

12'2" x 11'4" (3.72 x 3.47)

### REAR HALL

### FAMILY BATHROOM

7'3" x 9'8" (2.23 x 2.95)



### MASTER BEDROOM

16'1" x 14'10" (4.91 x 4.54)

### EN-SUITE

13'4" x 5'10" (4.08 x 1.78)

### UTILITY

7'8" x 4'5" (2.35 x 1.37)

### FIRST FLOOR

#### LOUNGE/DINING ROOM

20'0" x 16'4" (6.11 x 4.98)

On ascent to the mezzanine living space

#### KITCHEN/BREAKFAST ROOM

20'7" x 15'3" (6.28 x 4.66)

### OUTSIDE

The property benefits from a lawned garden. A gravelled area provides parking for multiple cars in addition to a stone built double garage currently housing a home gym. The neighbouring property has access to a parking space.

### GARAGE

18'6" x 9'10" (5.64 x 3.01)

### GYM

18'1" x 10'0" (5.53 x 3.05)

### SERVICES

Mains electric, private shared drainage. Oil fired central heating. Private water via borehole.

### COUNCIL TAX

Council Tax - D

EPC - E

### N.B.

The electrical circuit, appliances and heating system have not been tested by the agents.

### VIEWING

Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

### DATA PROTECTION

We treat all data confidentially and with the utmost care and respect. If you do not wish your personal details to be used by us for any specific purpose, then you can unsubscribe or change your communication preferences and contact methods at any time by informing us either by email or in writing at our offices in Truro or St Mawes.

### DIRECTIONS

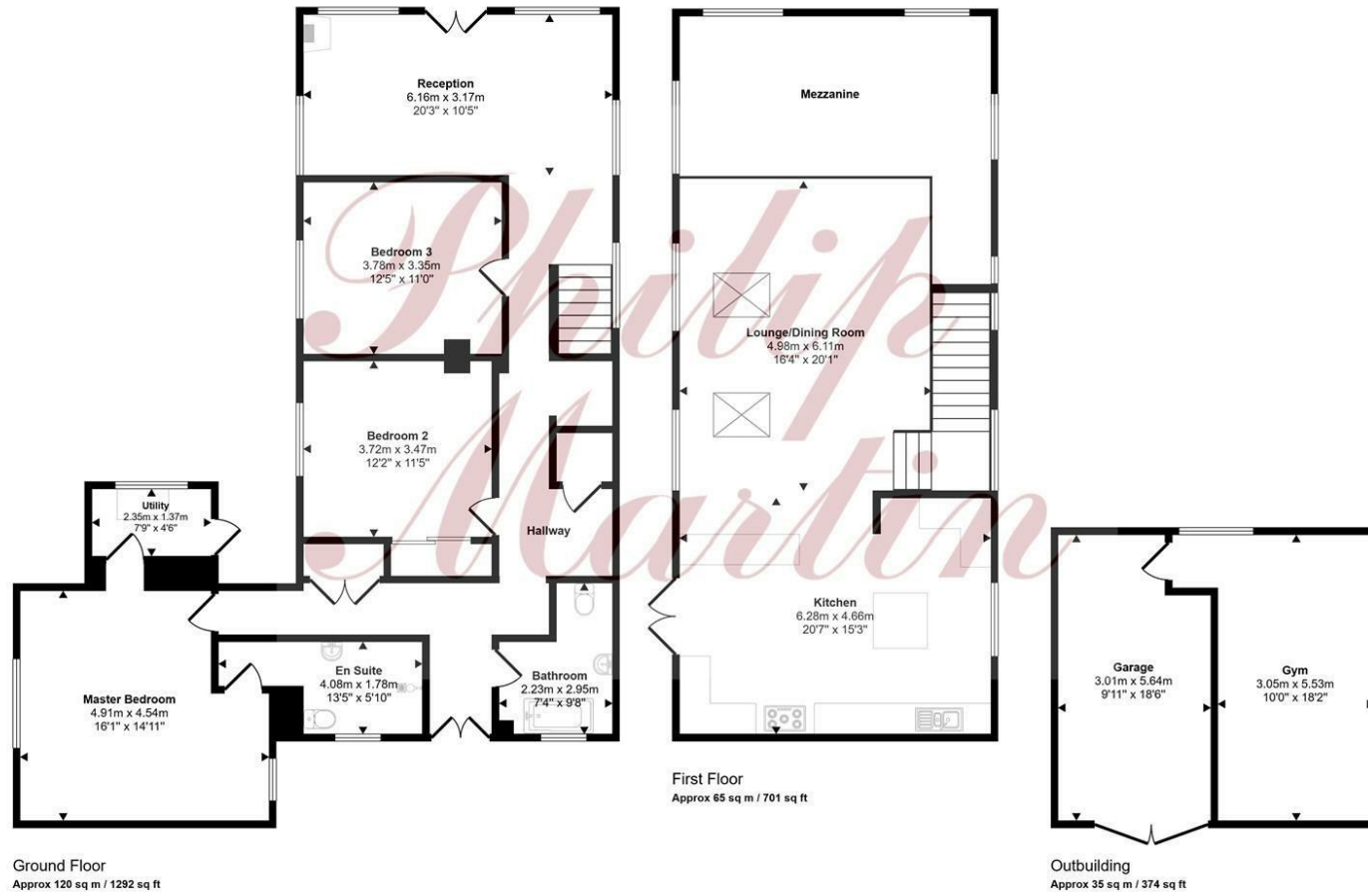
From the centre of Zelah village proceed along the main thoroughfare in a westerly direction. After about quarter of a mile The Chapel will be easily identified on the left hand side.





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Approx Gross Internal Area  
220 sq m / 2367 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs	92-100			Very environmentally friendly - lower CO <sub>2</sub> emissions	81-91		
A	(92-100)			B	(81-91)		
B	(81-91)			C	(69-80)		
C	(69-80)			D	(55-68)		
D	(55-68)			E	(39-54)		
E	(39-54)			F	(21-38)		
F	(21-38)			G	(1-20)		
G	(1-20)			Not environmentally friendly - higher CO <sub>2</sub> emissions			
Not energy efficient - higher running costs							
			73				
		40					
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	





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