

THE CHAPEL TOTNES



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



THE CHAPEL

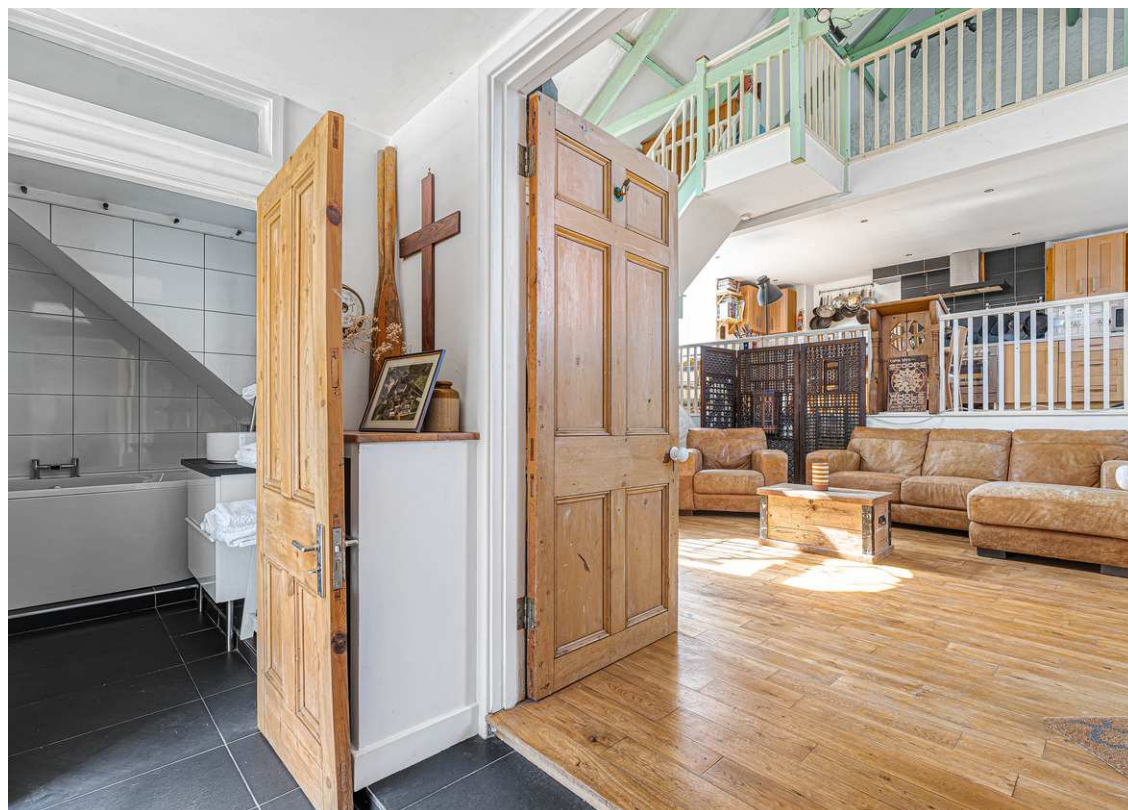
A wonderful opportunity to acquire an early Victorian Grade II listed Methodist chapel and adjacent school hall. Believed to have been converted to residential in the 1970's this wonderful building offers superb volume and light with exposed trusses. The main entrance hall to the chapel now accommodates a bathroom with large double doors leading into the main chapel complete with a wood burner. The lectern still stands on the mezzanine area which is now the Kitchen overlooking the main floor. A staircase to the side splits to provide a mezzanine bedroom above the kitchen and another bedroom over the entrance hall.

The old school room which currently has a separate entrance (and was granted planning to be a separate dwelling) could be reinstated back into the chapel from the original entrance in the chapel. The School hall has been updated in recent years to provide a large open plan Kitchen / dining / living room with flag stone floors offering wonderful volume and light. A double bedroom and shower room are off the main living area and a rear entrance porch leads to the garden (which has elapsed planning to extend).

Outside there is ample off street parking for several cars a large workshop and another shed. There is a patio area and a lawned area to the side of the chapel.

Broadhempston is a pretty and sought-after village centred around a local village shop, two popular public houses, the 15th Century Church of St Peter and St Paul and the respected Primary School. Broadhempston is convenient for both Totnes and Newton Abbot and is readily accessible to Torbay. There is excellent access to the A38 Devon Expressway, linking Plymouth and Exeter where it joins the M5. Schooling in the area is excellent with a number of well-regarded primary and secondary schools. Totnes boasts a market as well as a good selection of shops, supermarkets, restaurants and inns.





KEY FEATURES

- Huge Period Charm
- Wonderful Volume & Light
- Off Street Parking for several cars
- Popular village location
- Garden
- Workshop / cabin





PROPERTY DETAILS

Property Address

The Chapel, Broadhempston, Totnes, Devon, TQ9 6BN

Mileages

Totnes 6 miles Exeter 22 miles Plymouth 22 miles (approximately)

Services

Mains electric and water. Drainage via septic tank.

Please Note we believe the sceptic tank to be non compliant

EPC Rating

Current: G, Potential: E

Council Tax Band

E

Tenure

Freehold

Authority

Teignbridge District Council

Fixtures & Fittings

All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Viewing

Strictly by appointment with the sole agents, Marchand Petit, Totnes. Tel: 01803 847979.



IMPORTANT NOTICE 1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office. MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

FLOOR PLAN

Approximate Gross Internal Area 1752 sq ft - 163 sq m

Lower Ground Floor Area 190 sq ft – 18 sq m

Ground Floor Area 1300 sq ft – 121 sq m

First Floor Area 262 sq ft – 24 sq m





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