



The Old Chapel

St John, Torpoint, PL11 3AW

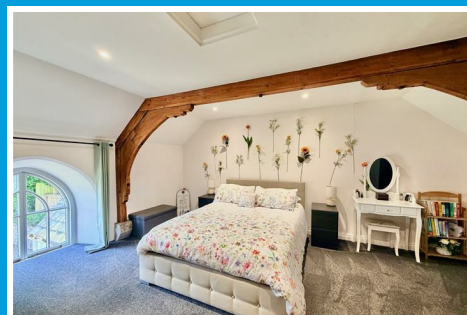
£625,000



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THE OLD CHAPEL, ST JOHN, PL11 3AW

SUMMARY

A detached converted chapel situated in this picturesque hamlet with landscaped gardens and lovely countryside views. The accommodation is superbly-presented and briefly comprises an entrance hall with downstairs cloakroom/wc, lounge, open-plan kitchen/dining room and, on the first floor, a landing, 4 bedrooms, family shower room and master ensuite bathroom. Other features include a swim spa, a detached garage/cinema/gym plus off-road parking. The property has double-glazing and central heating.

ACCOMMODATION

Feature front door opening into the entrance hall.

ENTRANCE HALL

Providing access to the ground floor accommodation. Window to the front elevation with lovely views.

DOWNSTAIRS CLOAKROOM/WC

5'6 x 5'5 (1.68m x 1.65m)

Beautifully-fitted with a wall-hung wc with a push-button flush and a plinth-mounted basin with wall-mounted taps. Mirror with an LED lit surround. Partly-tiled walls. Feature concealed LED lighting.

LOUNGE

25'2 x 16'10 (7.67m x 5.13m)

A stunning room with 3 windows. Media wall. Inset ceiling spotlights. Doorway providing access to a cupboard, which was the original entrance hall and has a featured vaulted ceiling.

KITCHEN/DINING ROOM

20' x 13'11 (6.10m x 4.24m)

An open-plan kitchen/dining room, which is beautifully-fitted and provides ample space for dining table and chairs. The room is dual aspect with 3 windows plus a glazed door leading to outside. There are lovely countryside views. The kitchen cabinets, which feature an island, have matching fascias and matching polished stone-style work surfaces. Inset sink with a work-top mounted Quooker boiling tap. Within the island is a NEFF induction hob with integral extractor. Built-in NEFF oven and combination microwave. Glass-fronted wine fridge. Integral dishwasher. Integral fridge-freezer. Breakfast bar. Recessed cupboard housing the plumbing for a washing machine. Cupboard concealed by a matching cabinet housing the Ideal gas boiler. Inset ceiling spotlights.

FIRST FLOOR LANDING

12'7 x 6'6 (3.84m x 1.98m)

Providing access to the first floor accommodation. Light hatch and light tunnel.

BEDROOM ONE

14' x 13'11 (4.27m x 4.24m)

A spacious double bedroom with built-in wardrobes. Window providing countryside views.

ENSUITE BATHROOM

10'4 x 5'7 (3.15m x 1.70m)

Comprising a bath, separate shower, wc and basin. Wall-mounted mirror with LED lighting. Chrome towel rail/radiator. Inset ceiling spotlights. Obscured window.

BEDROOM TWO

16'6 x 11'7 (5.03m x 3.53m)

Feature window. Stunning exposed roof timbers. Built-in wardrobe.

BEDROOM THREE

12'4 x 12'10 into alcove (3.76m x 3.91m into alcove)

Feature alcove. Exposed roof timber. Inset ceiling spotlights. Window.

BEDROOM FOUR

9'4 x 6'3 (2.74m x 1.91m)

Feature window.

FAMILY SHOWER ROOM

6'7 x 4'11 (2.01m x 1.50m)

Comprising an enclosed shower, wc and basin. Illuminated mirror. Chrome towel rail/radiator. Waterproof panelling to the walls. Feature roof timber.

GARAGE/GYM/CINEMA ROOM

21'5 x 11'4 (6.53m x 3.45m)

A detached garage constructed beneath a pitched slated roof. The garage has been utilised as a gym/cinema room and is dual aspect with windows to 2 elevations. Feature LED lighting. Fitted flooring. Electric radiator. Power and lighting.

OUTSIDE

Preceding the garage, a timber gate opens onto a gravel parking area with outside power points and an electric car charging point. A timber gateway opens onto a gravel pathway leading around the side of the garage to a slate paved area, which in turn provides access to the gardens. In addition there is a separate pedestrian entrance providing access to the property. The gardens are mainly laid to lawn together with a composite decking area. There is also a timber summerhouse/outbuilding and a swim spa.

AGENT'S NOTE

The property has calor gas, ground floor under-floor heating with radiators on the first floor, mains water and mains drainage.

COUNCIL TAX

Cornwall County Council
Council tax band E



Road Map



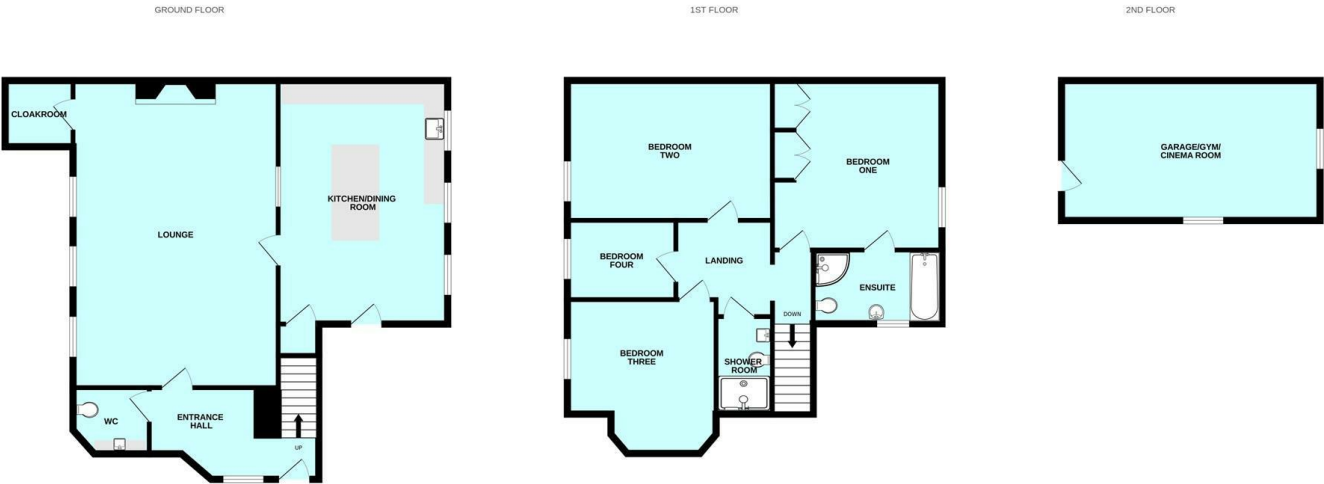
Hybrid Map



Terrain Map



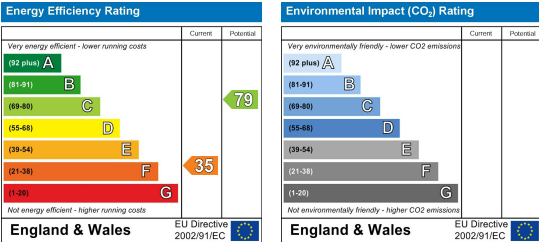
Floor Plan



Viewing

Please contact our Plymstock Office on 01752 401128 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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