



1 Chapel Court



# 1 Chapel Court Fore

Praze, Camborne, TR14 0JX

Hayle 6 Miles, Porthleven 7 Miles, Marazion 8 Miles

A characterful, well-presented 2 bedroom former chapel conversion with accommodation arranged over three floors, a private courtyard and gardens close to local village amenities of Praze.

- No Onward Chain
- Gardens & Courtyard
- Close to Amenities
- Character Property
- Council Tax Band B
- 2 Bedrooms & Loft Room
- Countryside Views
- Parking Available
- Freehold

Guide Price £295,000

## SITUATION

Converted in 1988, Chapel Court is a delightful atmospheric period property enjoying views over the surrounding countryside and situated in the heart of the rural village of Praze-an-Beeble.

Praze-an-Beeble offers a range of local amenities including a primary school, bakery, village stores and recreational facilities. These are further supplemented by the town of Helston 6 miles distant and Camborne about 5 miles to the north from where there is a station on the main London Paddington line and access to the A30. The North Coast beaches are easily accessed from the cottage



## THE PROPERTY

Chapel Court is a superbly presented former chapel that offers light and generously proportioned accommodation over three floors.

The ground floor accommodation: Entrance porch opening to the light kitchen/dining room with dual aspect windows, slate stone flooring, well-appointed kitchen, large lounge with views and access to the side & rear gardens.

Stairs rise from the hallway to the first floor with access to the two large double bedrooms and family bathroom.

A central staircase gives access to an additional loft or hobby room ideal as an office or study with a vaulted ceiling and exposed beams.

## OUTSIDE

Situated at the rear of the converted chapel, No 1 benefits from uninterrupted views across the countryside with a large garden mainly laid to lawn with established shrubs and fruit trees together with a delightful paved and private courtyard and raised terrace.

Two parking spaces for the property are available.

## SERVICES

Mains water, electricity, and drainage.

Mains Gas fired Central heating.

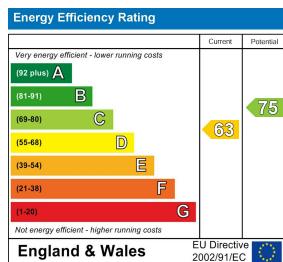
## VIEWINGS

Strictly by appointment through Stags Truro Office - telephone 01872 264488.

## DIRECTIONS

On entering Praze-an-Beeble and heading North along the B3303 passing the St Aubyn arms on your left-hand side, Chapel Court can be found on your left-hand side a short distance along Fore Street.





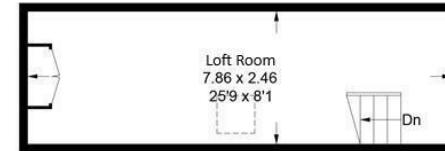
61 Lemon Street, Truro, TR1 2PE

truro@stags.co.uk

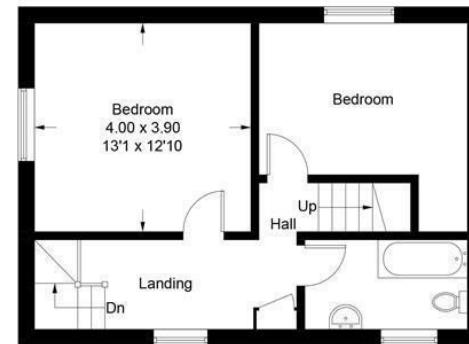
01872 264488

These particulars are a guide only and should not be relied upon for any purpose.

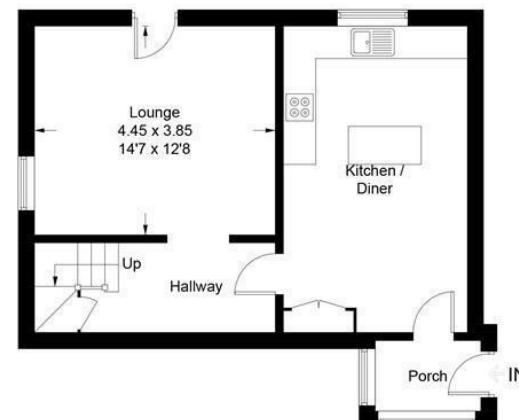
Approximate Gross Internal Area = 112.8 sq m / 1214 sq ft  
(Including Attic Room)



Second Floor



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1003227)



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