



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

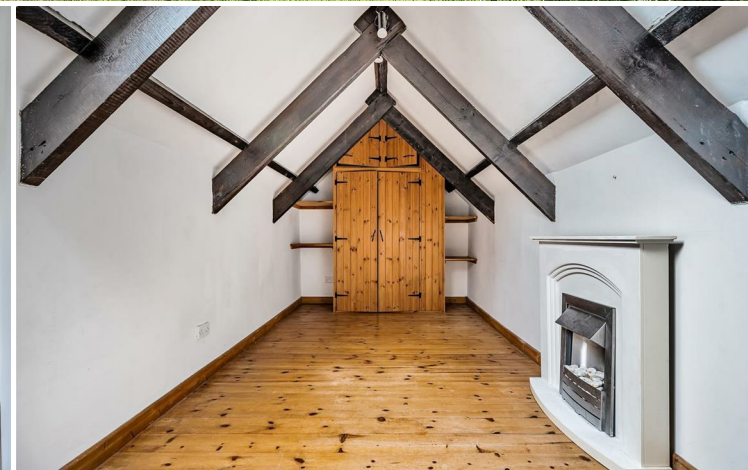
Mains water, electricity, and drainage.
Mains Gas fired Central heating.

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.





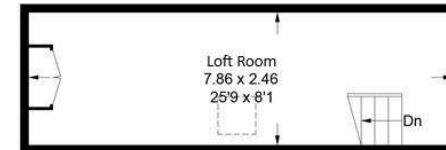
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
	63	75

61 Lemon Street, Truro, TR1 2PE

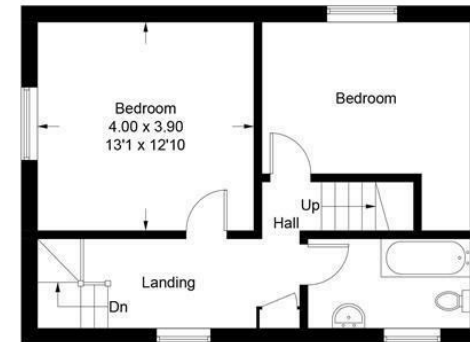
truro@stags.co.uk

01872 264488

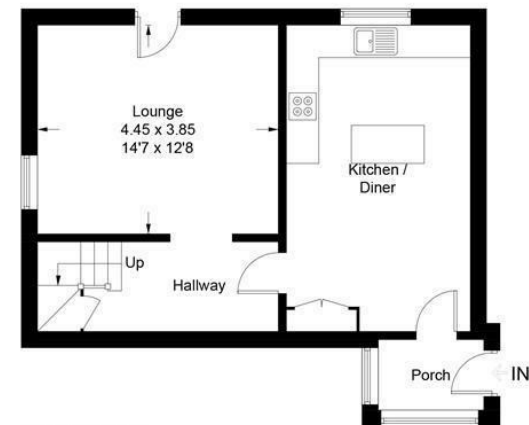
Approximate Gross Internal Area = 112.8 sq m / 1214 sq ft
(Including Attic Room)



Second Floor



First Floor



Ground Floor

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



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