



Former Methodist Chapel



Okehampton 10 Miles Launceston 12 Miles
A30 5 Miles

A superb opportunity to purchase a detached former Methodist Chapel with planning permission to convert to a three bedroom, two bathroom residence.

- Spacious Former Chapel
- Ground Floor Chapel Hall
- Lower Ground Floor Meeting Room
- Internal and External WC's
- Garden & Parking
- Attractive Rural Aspect
- PP for conversion
- New Water and Waste Treatment Plant Installed
- Freehold

Guide Price £227,500

SITUATION

The former Chapel occupies a quiet location on the edge of the small rural hamlet of Eworthy. The hamlet itself is surrounded by attractive rolling countryside and is within easy reach of the nearby Roadford Lake with its delightful walks, together with sailing club and windsurfing. The nearby town of Okehampton offers an excellent range of shops and services, three supermarkets including a Waitrose, together with a range of locally and nationally owned businesses. The town has schooling from infant to sixth form level, a modern hospital and state of the art leisure centre. The towns of Launceston and Holsworthy are also within easy travelling distance. From the property, there is comparatively easy access to the A30 dual carriageway providing a direct link west into Cornwall or east to the cathedral and university city of Exeter with its mainline rail, international airport and M5 motorway connections. In addition, the north coasts of Devon and Cornwall are within easy driving distance, whilst the Dartmoor National Park is easily accessible at Okehampton with its hundreds of square miles of superb unspoilt scenery.

DESCRIPTION

A rare opportunity to purchase a detached former Methodist Chapel, with adjoining garden and parking area, on the outskirts of this rural hamlet. Planning permission has been granted for a three bedroom dwelling with two bathrooms, set over two floors, with a further mezzanine floor over the living area. The property may be used as a holiday home or permanent dwelling without a local user restriction.

All documentation can be found on West Devon Borough Council website under application number under 3137/20/FUL
<http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/203137>

The property dates to 1863 and is of stone and slate construction. The building is arranged over two floors, the main chapel hall is accessed from the front having a high vaulted ceiling, being 16'4" in height. The original pulpit is still in place with a painted inscription above.

There are four high arched windows with two further windows and two doors to front. Electric heaters, power and light connected. On the lower ground floor is the large Meeting Room, having windows to front and rear and a fitted Kitchen Area. There are two night storage heaters and two central support pillars. Beyond is a Lobby and Cloakroom, having low level wc and hand basin.

OUTSIDE

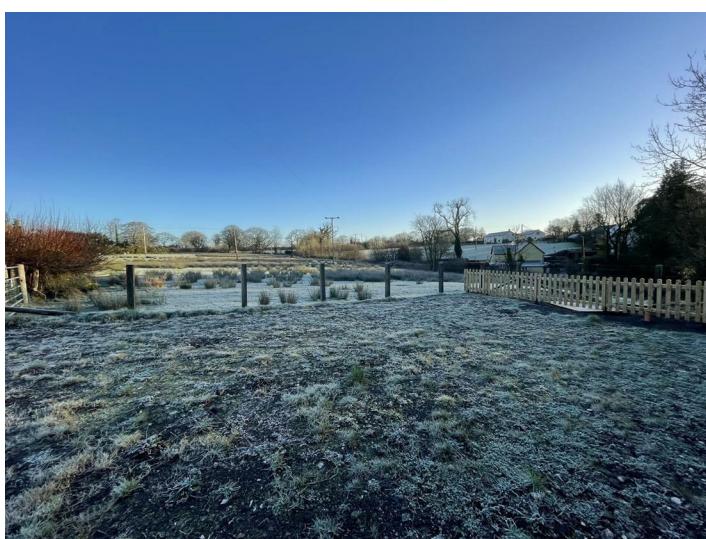
The main chapel hall is approached from the road via a tarmac pathway/small garden area with two entrance doors with porches over. To the side of the building, a path leads down to the lower ground floor area, continuing on to give access to an external wc. There is a side area of garden, which could be adapted for further parking, although there is a tarmac pull in off the lane. The garden is bordered by a stock proof fence, directly adjoins open fields and enjoys some attractive views towards the hamlet.

SERVICES

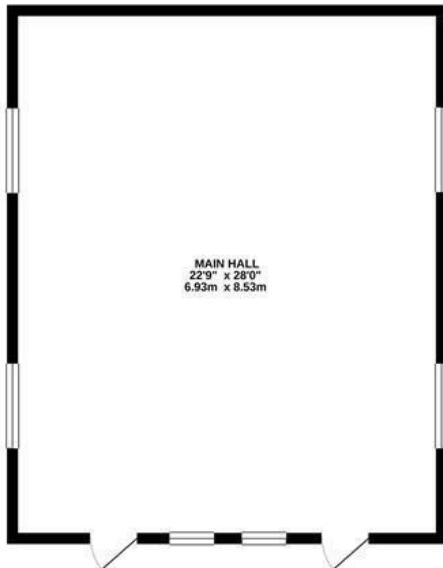
Mains electricity. A new water supply and private waste treatment plant have been installed recently.

DIRECTIONS

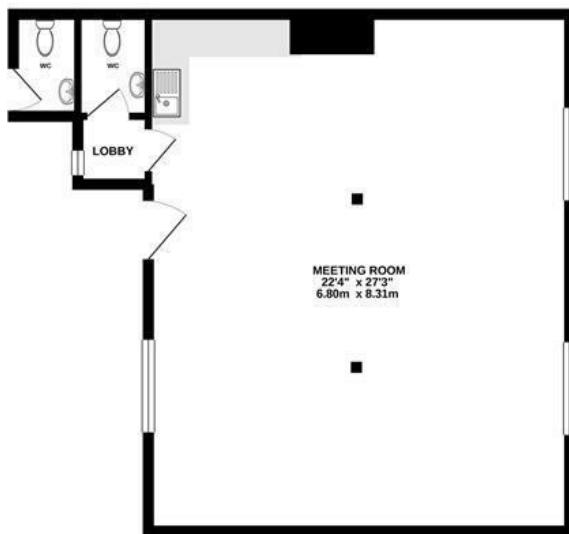
From Okehampton take the A3079 Holsworthy Road. Proceed on this road, going straight over the first roundabout and at the second roundabout proceed on the A3079 as if for Holsworthy/Bude. After approximately 7 miles at Metherell Cross turn left signposted Germansweek and Ashwater. Follow this road for one mile, turn right signposted Germansweek, do not take the first left hand turning for Eworthy, but continue past Eworthy Cross, where upon the chapel will be found upon the left hand side, after a short distance.



GROUND FLOOR
636 sq.ft. (59.1 sq.m.) approx.



1ST FLOOR
654 sq.ft. (60.8 sq.m.) approx.



TOTAL FLOOR AREA: 1290 sq.ft. (119.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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These particulars are a guide only and should not be relied upon for any purpose.

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