



The Cornish Chapel, Newquay, TR8 4QB

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 Agencies

A beautifully refurbished, interior-designed chapel conversion offering stylish and characterful living within a unique setting. The standout vaulted living space, filled with natural light, is complemented by a bespoke kitchen and high-quality finishes throughout.

The property offers two double bedrooms, including a striking mezzanine principal suite, along with modern shower rooms and well-planned ancillary space.

Offered chain free and sold fully furnished, this is an exceptional turnkey home, ideal as a coastal retreat, main residence or holiday let investment.

## Guide Price £350,000 Freehold

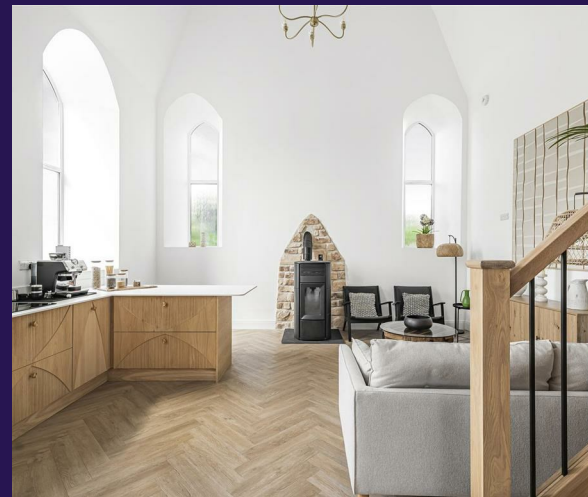
### Key Features

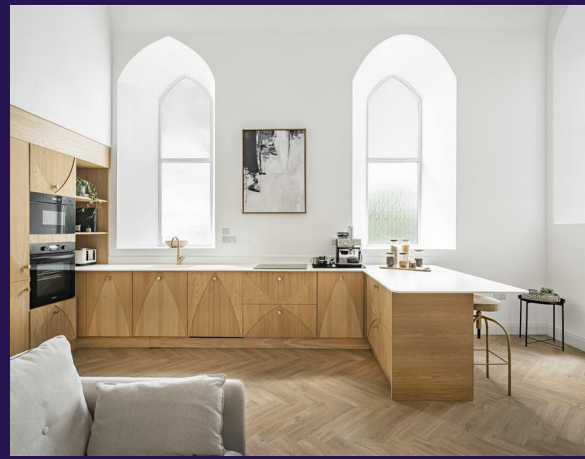
- \*\* CHAIN FREE \*\*
- Fully furnished
- Two double bedrooms
- Hand crafted timber kitchen
- Stylish en-suite and downstairs shower room
- Stunning conversion
- Feature 12kW MCZ pellet stove
- Beautifully restored features throughout
- Impressive vaulted ceilings
- Separate utility room

### The Property

The Cornish Chapel was built from local rubble stone with granite dressings, the chapel features pointed-arched windows, a steeply pitched roof and a gabled entrance porch, reflecting its Gothic architectural style. The interior conversions a beautifully refurbished, interior design-led conversion that seamlessly blends character features with contemporary finishes, creating a truly unique and stylish home. A carefully considered lighting scheme runs throughout, incorporating recessed downlights, wall-mounted feature lighting and a striking chandelier within the main living space. High-quality LVT flooring flows seamlessly across both floors, complemented by traditional column radiators that add warmth and character.

The impressive open-plan living space forms the heart of the home, defined by an impressive vaulted ceiling with original exposed joists, creating a sense of space and volume. Dual-aspect chapel windows flood the room with natural light, while a 12kW MCZ pellet stove provides a central focal point, efficiently heating the entire space and adding a cosy yet contemporary feel. The bespoke kitchen has been thoughtfully designed, taking inspiration from the chapel's original windows, and features elegant brushed gold sanitary ware, sleek thin-profile composite work surfaces and a peninsula unit ideal for both





preparation and casual dining. Integrated appliances include a waist-height electric oven with combination oven above, four-ring electric hob, fridge/freezer and dishwasher, along with an under-mounted sink for a clean, modern finish.

A small but very much useable double bedroom is located on the ground floor, offering storage space with the potential for fitted wardrobes. The adjacent shower room is finished to a high specification, comprising a wall-mounted vanity unit with freestanding wash basin, low-level WC with dual flush and brushed gold fittings to mirror the kitchen, with pale blue tiling adding a soft but modern touch. A practical utility area provides additional work surface with space for a washer/dryer below, along with access to the LPG bottle fired boiler, while motion sensor lighting enhances everyday convenience.

A bespoke oak staircase rises from the living space to a mezzanine-level principal bedroom, creating a striking architectural feature and maintaining the open, airy feel of the chapel. A stylish borrowed light window, inspired by the original chapel design, further enhances the sense of space and light. The en-suite shower room mirrors the finish of the ground floor and is accessed via sliding door, completing this thoughtfully designed and beautifully executed home.



Cornish Chapel, Lane, Newquay, TR8 4QB  
 Approximate Area = 814 sq ft / 75.6 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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Energy Efficiency Rating	
Current	Potential
England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	
A (81-91)	A (82 plus)
B (69-80)	B (69-80)
C (55-68)	C (55-68)
D (39-54)	D (39-54)
E (21-38)	E (21-38)
F (1-20)	F (1-20)
G (1-20)	G (1-20)
Not energy efficient - higher running costs	
50	

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