



Chapel House, Sampford Courtenay, Devon, EX20 2SY

Guide Price **£400,000**

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Chapel House, Sampford Courtenay

- Brand New Detached Chapel Conversion!
- Quiet Rural Village Location
- Three double bedrooms - en-suite to master
- Incredible open-plan living with vaulted ceiling
- High specification kitchen with island
- Option to purchase with garden
- Underfloor central heating throughout
- Origins date back to the mid 19th century
- Being sold with no onward chain

Welcome to the former detached Methodist Chapel located in Sampford Courtenay, Devon! This stunning property has origins dating back to the mid 19th century and has recently undergone a conversion to a residential dwelling, completed in March 2023.





Located in a quiet rural village, this property offers a peaceful retreat from the hustle and bustle of everyday life, with countryside walks right on your doorstep. The village also boasts a charming church and The New Inn, a lovely foody pub.

Inside, the living accommodation is truly breathtaking. The property offers three spacious double bedrooms, with the master bedroom featuring an impressive en-suite shower room. The other two bedrooms are served by a fantastic family shower room.

As you ascend the oak staircase, you will be greeted by an incredibly impressive open-plan space, with a vaulted ceiling that accentuates the feeling of space. The exposed beams add character to the space, making it feel both warm and welcoming. The space is flexible, with plenty of room for living, dining, and entertaining.

The kitchen is a particular highlight of the property, featuring quartz worktops and a centre island, as well as all integrated appliances, including a full-size fridge and freezer. The skylights and numerous feature windows provide plenty of natural light, creating a bright and airy space.



For added comfort, the property also benefits from oil-fired central heating with underfloor heating throughout.

OPTION TO PURCHASE with £25,000 UPLIFT: The purchaser has the opportunity to buy a lawned garden, measuring approximately 17m x 6m, which backs onto fields. If this option is taken, the current owner will provide a private walkway from the living space door, add a gated fence, and include an evergreen holly-bush to enclose the garden and provide privacy. A photo and rough boundary plan is included in our marketing.

Please see the floorplan for room sizes.

Current Council Tax: To be rated

Utilities: Mains gas, electric, water, telephone & broadband

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Oil-fired central heating (underfloor)

Listed: No

Tenure: Freehold

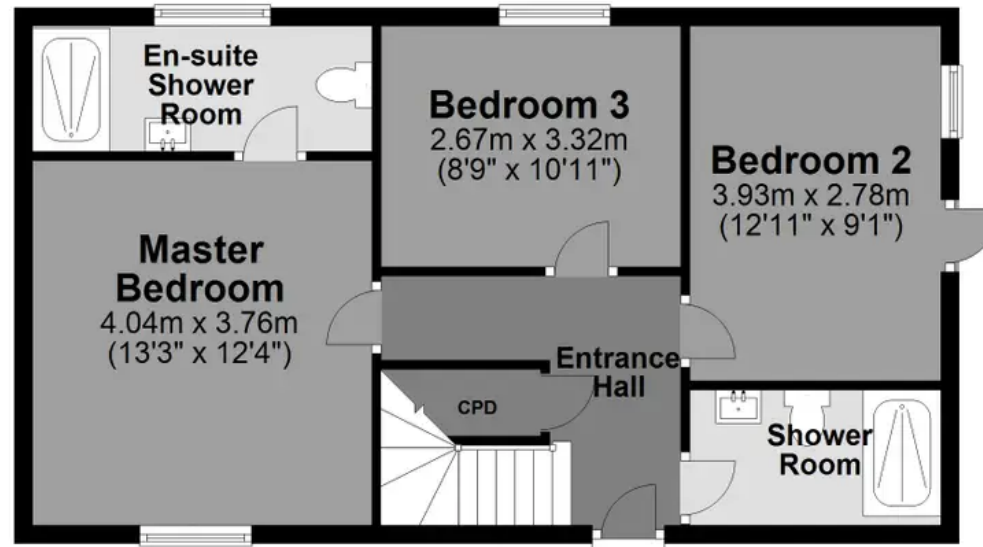
DIRECTIONS: For Sat-Nav, please use EX20 2SY, Chapel House is found just after the church on your left.

What3Words: ///genius.skirting.powder



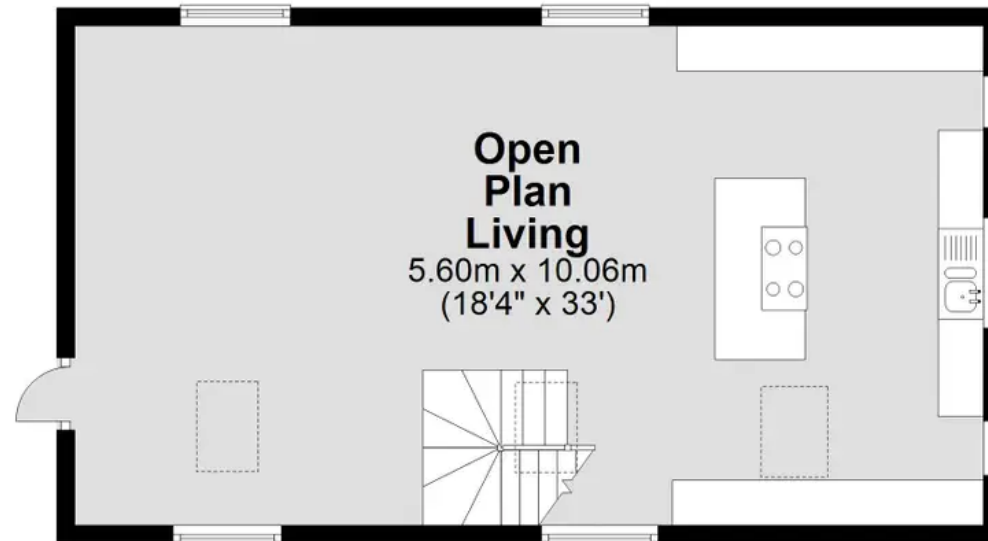
Ground Floor

Approx. 55.9 sq. metres (601.8 sq. feet)



First Floor

Approx. 56.3 sq. metres (606.4 sq. feet)



Total area: approx. 112.2 sq. metres (1208.2 sq. feet)



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