



Mousehole Methodist Sunday School, Chapel Street, Mousehole,







MOUSEHOLE METHODIST SUNDAY SCHOOL, CHAPEL STREET, MOUSEHOLE, CORNWALL, TR19 6SD

STARTING BID £325,000 FREEHOLD

A detached two storey granite methodist sunday school situated within the popular village of Mousehole enjoying stunning views across the harbour to Mount's Bay and beyond offered for sale via online auction closing 1st November 2023.

*** FOR SALE VIA AUCTION CLOSING 01st NOVEMBER 2023 * FOUR MEETING ROOMS ***

*** GROUND FLOOR TOILETS * 53FT HALL WITH RAISED STAGE AND KITCHEN AREA ***

*** COURTYARD * LOVELY SEA VIEWS * RAISED SUN TERRACE ***

*** HUGE DEVELOPMENT POTENTIAL * 2 PARKING SPACES ON LEASE ***

*** POPULAR VILLAGE LOCATION * STUNNING VIEWS ***

*** CEPC = TO BE ASSESSED * COUNCIL TAX = EXEMPT**

For sale via online auction closing 1st November 2023 is this large two storey granite building which has been used as a sunday school and meeting rooms for the methodist circuit offering huge potential for either community use or further development. The property is situated close to the centre of the village and has uninterrupted views across the harbour towards St Clement's Isle and Mount's Bay. The accommodation comprises of four rooms and toilets on the ground floor. On the first floor there is a 53ft hall with kitchenette and raised stage. All front facing windows enjoy views over the village, there is a courtyard to the rear and a raised sun terrace to the front. The property offers huge potential and has obtained a pre-planning application advising on the conversion to two flats, obtained on 24th April 2023, planning reference PA23/00356/PREAPP. Viewing is highly recommended to fully appreciate this unique property.

DOUBLE DOORS OPENING TO:

ENTRANCE HALL: Stairs rising with cupboard below. Door to:

ROOM ONE: 10' 8" x 10' 0" (3.25m x 3.05m) Sash window to the rear, wall mounted heater.

ROOM TWO: 17' 0" to include stairs x 10' 0" (5.18m x 3.05m) Sash window to the front with sea views across the village to St Clement's Isle and Mount's Bay, wood panelling to dado rail, stairs rising with cupboard under.

FIRST FLOOR HALL: 53' 0" to include the stage x 21' 0" (16.15m x 6.40m) 13' 0" (3.96m) in height. Three sash windows to the rear and another three to the front with lovely sea views over Mount's Bay.

RAISED STAGE: Stairs descending to room two, wood panelling to dado level, wood flooring, six electric heaters, polystyrene tiled suspended ceiling, fireplace to one wall.

KITCHEN AREA: Range of base and wall mounted units with work surface over, single drainer stainless steel sink unit, electric heater, space for electric cooker.

FURTHER STAIRS FROM THE HALL DESCENDING TO:

REAR ENTRANCE HALL: Cloaks hanging space and door to courtyard.

ROOM THREE: 20' 8" x 16' 0" (6.30m x 4.88m) Sash window to the front with sea views, panelling to dado level, two fireplaces, sink unit, electric panel heater.

ROOM FOUR: 17' 0" x 9' 0" (5.18m x 2.74m) Panel heater, sash window to the front with sea views, wood panelling.

TOILETS: Sash window to the rear with vanity wash hand basin, further doors to cleaning cupboard.

UNISEX TOILET: Low level w.c., wash hand basin, window to the rear.

OUTSIDE: To the rear of the property there is an enclosed courtyard and to the front there is a raised south facing sun terrace taking full advantage of the sea views over the village.

PARKING: There are two parking spaces in the car park in front of the building which will be offered on long leases, lease to be confirmed.

AUCTIONEERS COMMENT: Upon a bid being accepted the purchaser will need to pay a £5,000 holding deposit which will come out of the purchase price. There is also an administrative fee to pay. This is tiered dependant on the sale price and is as follows; if the sale price is up to £19,999 the administration fee is £400, if the sale price is between £20,000 to £49,999 then the administration fee is £600, if the sale price is between £50,000 to £99,999 then the administration fee is £900, if the sale price is £100,000 to £299,999 then the administration fee is £1,200 and if the sale price is £300,000 or above then the administration fee is £1,500. For info the administration fee is inclusive of Vat. There may be additional costs levied on the buyer by the seller and these will be disclosed in the Special Conditions of Sale. We haven't received these from the solicitor yet so cannot be any more specific at this stage, any enquiries regarding the fees should be directed to the auctioneers, Clive Emson on 01392 366555

MARSHALL'S PARK LANE OFFICE: 0207 0791476

LOCAL AUTHORITY: Cornwall Council, St. Johns Hall, Alverton Street, Penzance, Cornwall, TR18 2QW TEL (0300 1234171)

ANTI MONEY LAUNDERING REGULATIONS: It is a legal requirement that we receive verified I.D. from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

PROOF OF FINANCE: Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.

For clarification we wish to inform the prospective purchaser(s) that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters, which are likely to affect your decision to buy, please contact us before viewing this property.

Penzance
01736 360203

Mousehole
01736 731199

Carbis Bay
01736 795040

Camborne
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Hayle
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Lettings
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