



## The Old Chapel and School Rooms, Symonds Yat, HR9 6BW

£625,000



8 Broad Street, Ross-on-Wye, Herefordshire, HR9 7EA  
Tel: 01989 763553 Email: [rossonwye@bidmeadcook.co.uk](mailto:rossonwye@bidmeadcook.co.uk)  
[www.bidmeadcook.co.uk](http://www.bidmeadcook.co.uk)

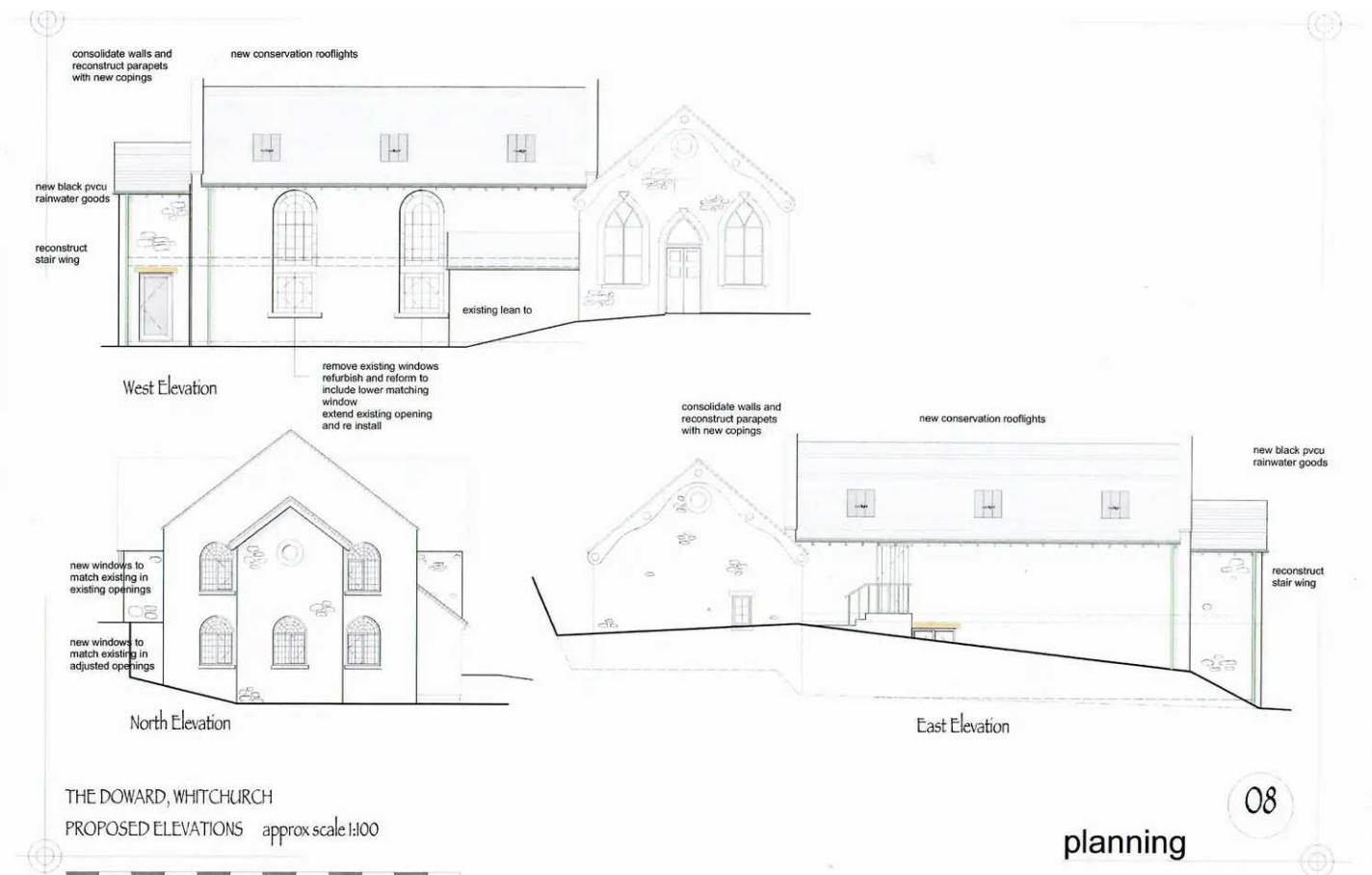


# The Old Chapel and School Rooms, Symonds Yat

- Investment Opportunity
- Planning Permission Granted for a Four Bedroom Property
- Gardens and Grounds of Approximately Half an Acre
- Superb Elevated Countryside Views
- Substantial Living Space
- Envious Location
- Former Chapel and School House

A unique opportunity to purchase a former chapel having planning permission to convert to a four bedroom home. Planning Ref: P210517/F dated 19 May 2022. Having an attached converted school house providing an existing comfortable one bedroom home which could be incorporated into The Chapel accommodation or used as a separate dwelling. The property has gardens and grounds exceeding approximately half an acre.

Approached via a single track lane, in an elevated position within an Area of Outstanding Natural Beauty, the property enjoys superb far-reaching views over open countryside yet has convenient access to the amenities of Ross-on-Wye and Monmouth. The A40 provides access to South Wales and via the M50/M5 to The Midlands.





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The School House accommodation comprises, to the ground floor, a kitchen/dining room, double bedroom, utility room and bathroom. A spiral staircase from the kitchen/dining room leads up to the lounge with mezzanine overlooking the kitchen/dining room, woodburning stove, bespoke wrought iron and timber balustrade and door through to a shower room. The proposed Chapel accommodation to comprise to the ground floor, four bedrooms all having an en-suite shower room and to the first floor living accommodation comprising a living/dining room, kitchen, utility and bathroom.

Outside, the gardens to the front are laid to lawn having a patio seating area and provisions for off road parking to the far-left area of The Chapel. There is a separate, raised closed graveyard area (see agents note). Further connected extensive garden/ground with its own road access.

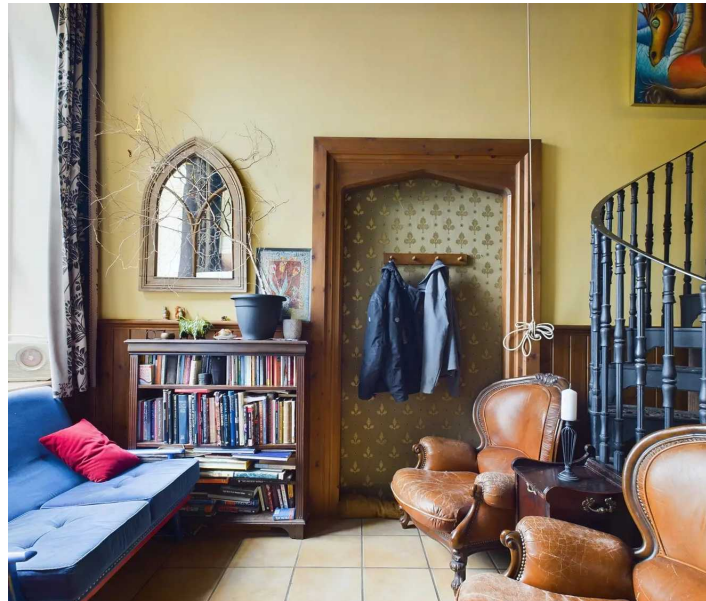
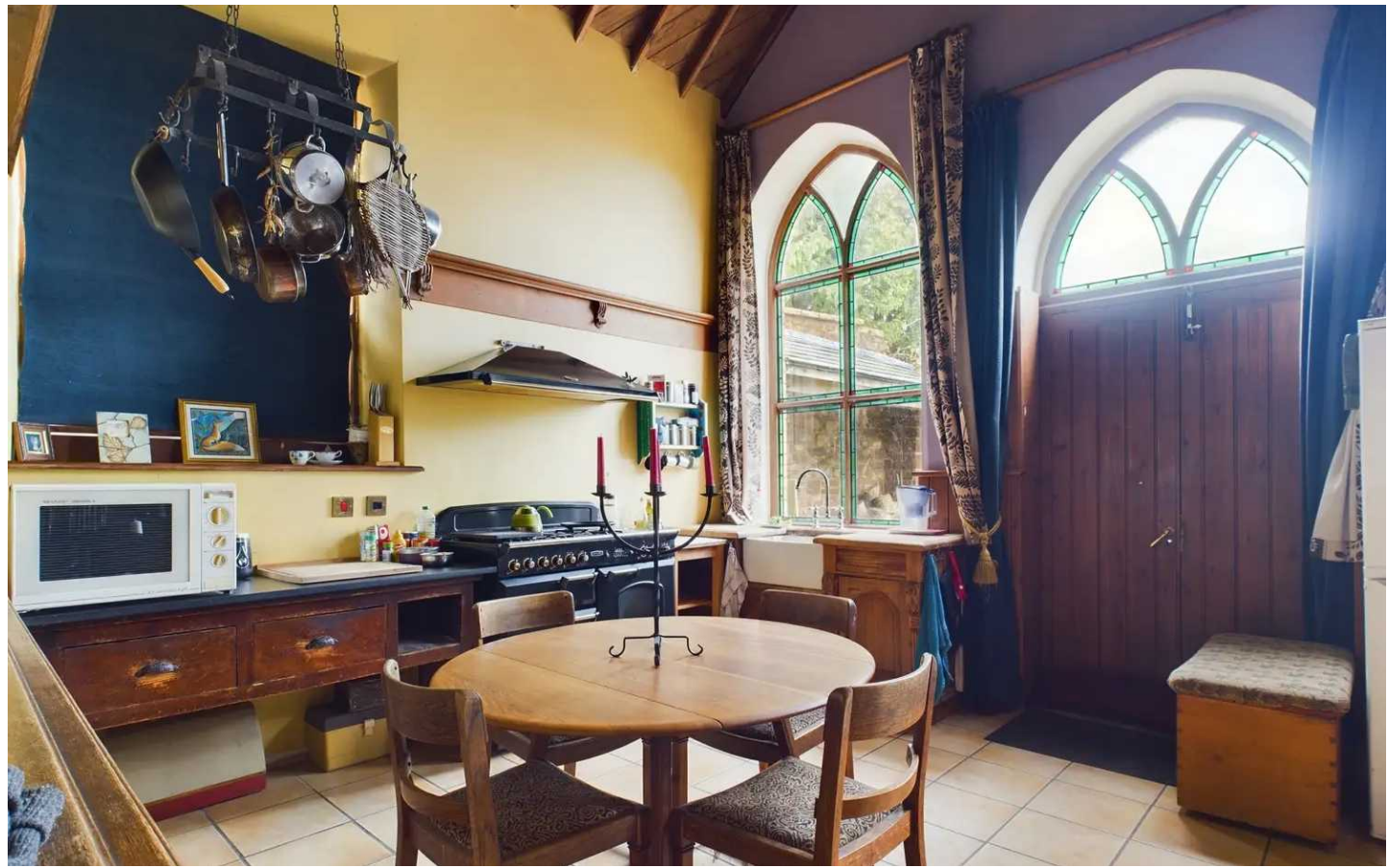
Agents note: We are advised the graveyard within the boundary is closed, reasonable access is allowed by friends and family by prior arrangement with the landowner.

Council Tax band: C

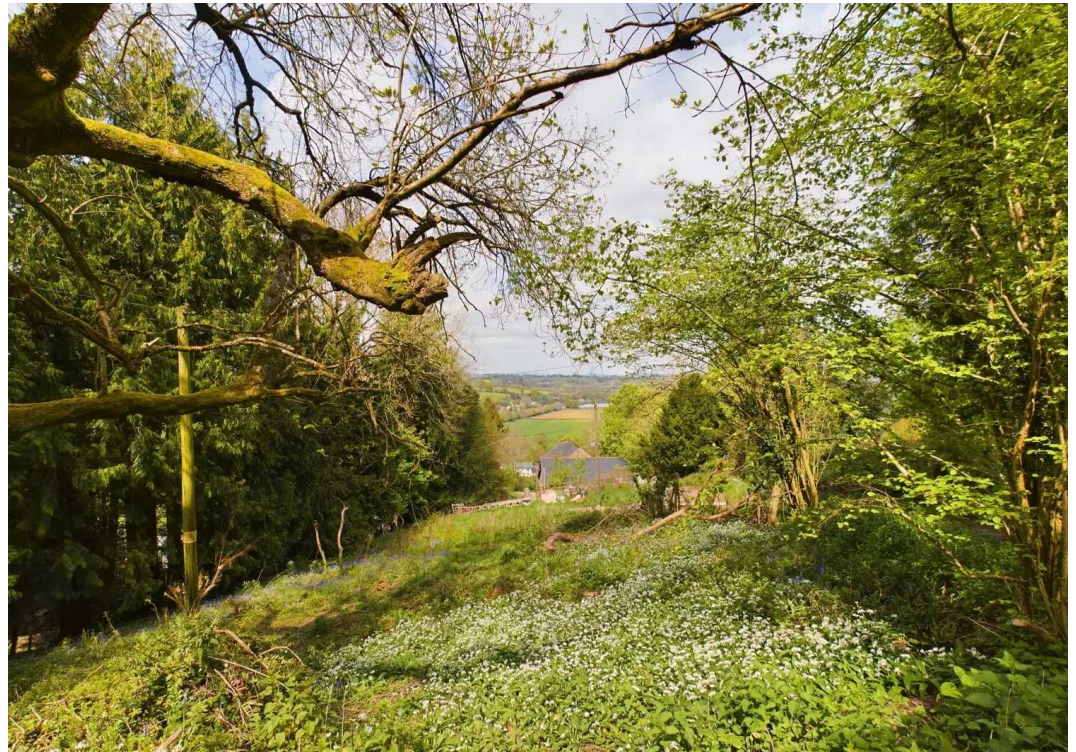
Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: D











Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
834.36 ft<sup>2</sup>  
77.51 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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