



**STAGS**

St Stephens Chapel



# St Stephens Chapel

St Stephens Hill, Launceston, PL15 8HN

Launceston Town Centre 0.5 miles Bude 18.5 miles Exeter 42.5 miles

- 37' Kitchen/Reception Room
- Study/Bedroom 4
- Master Suite with Galleried Landing
- Two Further Bedrooms (1 En Suite)
- Ground Floor Shower Room
- Utility Room
- Garden with Outbuildings
- Off Road Parking

**Guide price £270,000**

## SITUATION

The property enjoys a convenient location in the middle of St Stephens Hill, a short distance from St Josephs School, in the former market town of Launceston with views towards the town. There are doctors, dentists and veterinary surgeries, 24-hour supermarkets, a fully equipped leisure centre, two testing 18-hole golf courses and numerous sporting and social clubs. There is access to the A30 trunk road, which links the Cathedral cities of Truro and Exeter. At Exeter there is access to the M5 motorway network, main line railway station serving London Paddington and an international airport. To the south is the city of Plymouth with its extensive shopping facilities, department stores, deep water marina and regular cross channel ferry port serving northern France and Spain. To the north is the coastal resort of Bude with its extensive sandy beaches and cliff walks. Access to the A39 trunk road, the Atlantic Highway, allows easy exploration of the majestic stretch of the North Cornish coast.

## FEATURES OF THE PROPERTY

This beautifully presented, former Wesleyan Chapel, is understood to date back to 1884 and is of stone construction beneath a tiled roof with a later addition to the rear elevation in 1894. Sympathetically converted in 2004/2005, the property offers numerous character features associated with buildings of its period and history. With the benefit of gas-fired central heating, the extensive accommodation is clearly illustrated on the floorplan overleaf and briefly comprises an entrance vestibule with tessellated flooring. Doors open into the substantial triple aspect main reception room with solid wood flooring and exposed beams, double doors opening onto the patio



Rare opportunity to acquire a converted chapel dating back to 1884 situated in the popular area of St Stephens





area. Steps lead to the kitchen area which is comprehensively fitted with a range of wall and base units and rolled edge marble effect work surface over, built in fridge, built in double ceramic butlers sink with swan mixer taps, Rangemaster cooker along with space and plumbing for a dishwasher. From the kitchen, a hallway gives access to what was the original Sunday School and now comprises a ground floor bedroom, study/bedroom4, stairs rising to the first floor and a shower room comprising close coupled WC, wash hand basin inset into vanity unit, heated towel rail, fully tiled walls and a double mains fed shower cubicle.

On the first floor there is a dual aspect bedroom with an en suite comprising pedestal wash hand basin, panel enclosed bath with shower attachment over and a close coupled WC. Useful utility room with pedestal wash hand basin, space and plumbing for a washing machine and tumble dryer.

Steps lead up to a master suite offering a dual aspect bedroom with a range of built in wardrobes and cupboards, double doors leading out on to a galleried mezzanine area which overlooks the main reception room. The en suite comprises a close coupled WC, bidet, claw foot bath, wash hand basin inset into a vanity unit and mains fed shower cubicle.

### OUTSIDE

The property is approached via St Stephens Hill to a private off road parking space for at least one vehicle. A pedestrian wrought iron gate leads up a path to a further gate giving access to the front garden and the Chapel. The front garden is mainly laid to lawn which is enclosed by railings and boarded by flower beds with a variety of herbaceous plants, shrubs and trees creating an abundance of colour. There is a patio area accessed from the reception room and front garden with views across the town providing an ideal place for al fresco dining. Accessed from the hallway on the ground floor is a door leading to the outside providing two useful sheds.

### SERVICES

Mains water, drainage and gas. Please note the agents have not inspected or tested these services.

### VIEWING

Strictly by prior appointment with the vendors appointed agents, Stags.

### DIRECTIONS

From Stags office in Launceston, head along the A388 St Thomas Road descending down the hill, passing the castle on the right hand side. Go through Newport, passing the Greenaways BP garage on the right hand side and at the mini roundabout proceed straight ahead onto St Stephens Hill. Continue up the hill where the property can be found on the right hand side, just after St Josephs School on the left, identified by our for sale board.





These particulars are a guide only and should not be relied upon for any purpose.



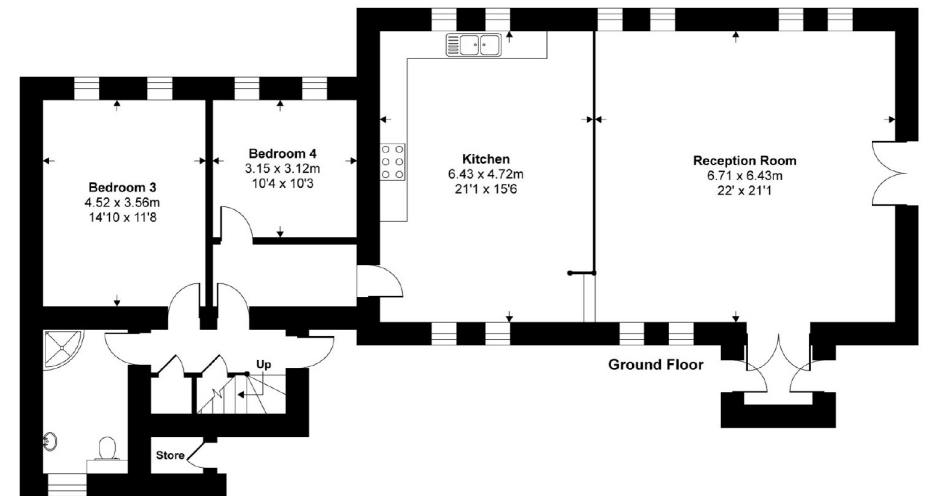
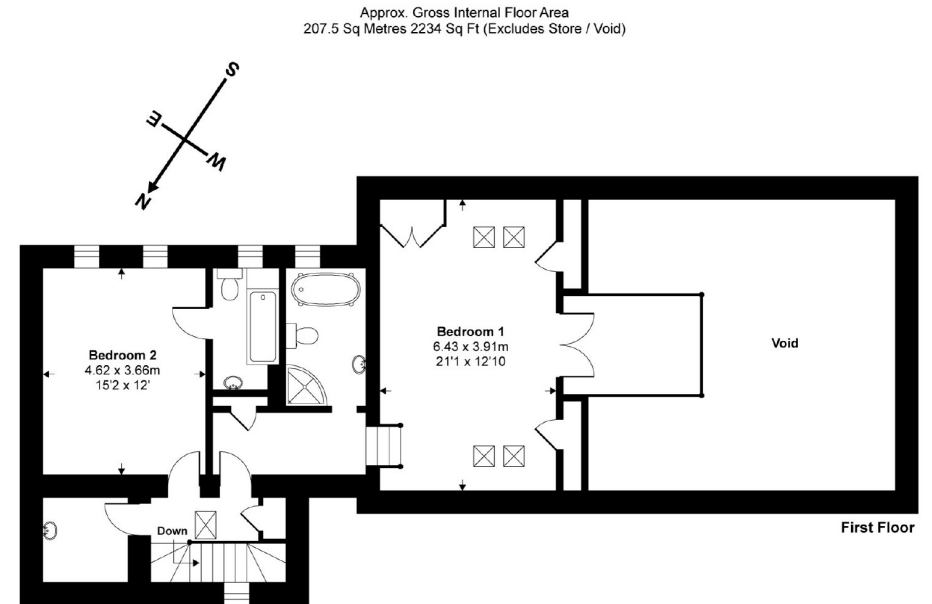
Stags

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Energy Efficiency Rating		Current	Potential
More energy efficient - lower running costs			
20-40%	<b>A</b>		
15-20%	<b>B</b>		
10-15%	<b>C</b>	72	73
5-10%	<b>D</b>		
0-5%	<b>E</b>		
	<b>F</b>		
	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale