



FORTNAM
SMITH & BANWELL

RYALLS COURT SEATON
£350,000

The Chapel

6 Ryalls Court Seaton Devon EX12 2HJ

A delightful detached Grade II Listed bungalow situated in a popular cul-de-sac located close to amenities and beach. Formally a Chapel which has been converted keeping original features.

- Grade II Listed Detached Bungalow
- Two Double Bedrooms with Master En-suite
- Located a Short Walk to the Town & Sea Front
- Outbuilding with Office & Studio Space
- Parking & Gas Central Heating
- Character Features Throughout

£350,000

Location: Seaton is located between the ancient harbour of Axmouth and the white cliffs of Beer. Its mile long beach, which is part of the Jurassic Coast, opens onto the waters of Lyme Bay. The town itself has many small shops, a local hospital, doctors surgeries, primary school, banks and building societies. Seaton is a popular resort for holiday makers, and boasts a wealth of activities including golf, tennis, bowls and sailing. The County town of Exeter, with its regional airport, is some twenty miles to the west, and the mainline rail link to London (Waterloo) is at Axminster, approximately seven miles distant.

Directions: From Seaton Down Road, take the turning into Ryalls Court. You will see a traffic island in front of you. Continue past this and The Chapel, number 6 Ryalls Court will be found shortly on the left.

The Property: The Chapel was built in the late 1880s for the Reverend Clarence Soanes and converted into a modern bungalow in 1998, along with the refurbishment of Tower House, which was completed in 1999.

The original owner of The Ryalls Estate, Louisa Proby, died in 1866 and the main house and estate were sold at auction to Reverend Soanes, who lived on the estate as head of the household, together with his sister and 4 servants, until around 1905.

Integrated eye level double electric oven. Integrated dishwasher. Integrated fridge and freezer. Radiator. 'Ideal' wall mounted gas central heating boiler. Tiled splash backs.

Living Room: 19' 8" (into Bay) x 13' 11" (5.997m x 4.233m)

Large wooden double glazed bay window to rear. Double glazed wooden French doors to patio. Decorative single glazed window to side. 2 Radiators.

2nd inner hallway from entrance hall leads to bedrooms and shower room. Spotlights to ceiling and double glazed wooden window to front. Radiator. Doors to:

Bedroom 1: 13' 3" x 10' 4" (4.050m x 3.150m) to wardrobe

Triple aspect room. Large decorative arched single glazed window to front with wooden shutters. 2nd wooden decorative single glazed window to side overlooking front. Obscure wooden double glazed window to side. Fitted wardrobe with hanging rail. 2 Radiators. Door to:

En-suite Bathroom: 6' 4" x 6' 3" (1.943m x 1.912m)

Obscure double glazed wooden window to side. Coloured suite comprising bath with 'Mira' shower over and glazed shower screen. Pedestal wash hand basin. Close coupled WC. Part tiled walls. Extractor fan to ceiling. Radiator.

Bedroom 2: 10' 7" x 8' 10" (3.216m x 2.699m) to wardrobe

Decorative single glazed wooden window to side. Fitted wardrobe with hanging rail and shelf. Radiator.

Shower Room: 6' 4" x 4' 8" (1.936m x 1.428m)

Matching white suite comprising shower unit with 'Mira' shower and glazed screens. Close coupled WC. Pedestal wash hand basin. Part tiled walls. Extractor to ceiling. Radiator. Access to 2nd loft hatch.

Outside: To the rear of the property is a fully enclosed walled garden with raised patio area which is accessed from either the kitchen or living room with distant views to the countryside. Steps lead down to a further patio area with pergola. 2 exterior lights. From the patio is a 1/2 glazed wooden door to:

Store/Studio/Office: Originally a double garage, this space has been converted into different useable space comprising:

Store: 8' 11" x 4' 6" (2.712m x 1.359m)

Access to loft hatch. Light and power. Accessed from the driveway is a second storage room with up-and-over garage door measuring a similar size. Door to driveway and door to:

Studio: 12' 0" x 8' 9" (3.653m x 2.659m)

Light and power. Extractor fan. Electric heater. Double glazed sliding patio doors to:

Office: 12' 0" x 8' 6" (3.653m x 2.584m)

Light and power. Electric heater.

The oldest Proby son and heir to The Ryalls Estate built Colyton House, in Colyton and developed his own church there, giving Reverend Soanes the opportunity to build his own Chapel adjoining the Ryalls Court Estate.

Between the years of 1920 and 1940, The Ryalls Manor House became a private school for girls and The Chapel was used for regular services. Between 1941 and 1974, these premises were sold to the National Children's Home Residential School, and The Chapel was utilised on a daily basis during those years. From 1975 to 1991 The Manor House was a Residential and Day School for girls and boys, and The Chapel was used for religious purposes and concerts by the pupils.

The patron saint of The Chapel is St Agnes, Protector of Young Girls, and a painting of her hangs in The Chapel.

The Chapel is a Grade II Listed detached bungalow which was converted into a residential property in 1998 by Prowting Homes.

It is situated in a popular cul-de-sac which is a short walk to the town centre and seafront. This property has been converted thoughtfully, combining the historic and modern features well throughout.

The original Chapel is now the living room, master bedroom and second bedroom and the kitchen is an extension. Features throughout the property include high ceilings, a mixture of wooden decorative stain glazed windows and double glazed wooden windows, making particular note of the large decorative stained window in the master bedroom and the bay window in the living room overlooking the rear garden. The property has parking for 2/3 vehicles and gas central heating.

Accommodation: All measurements approximate, includes:

The property is approached by a pathway with trees and shrubs either side. Timber arched front door to:

Entrance Hall: Access to loft hatch. Spotlights to ceiling. Doors to WC and airing cupboard housing 'Megoflo' pressurized cylinder for hot water and central heating with shelving and space for appliance. Door to inner hallway and to kitchen.

WC: Obscure double glazed wooden window to front. Close coupled WC. Pedestal wash hand basin. Extractor to ceiling. Radiator.

Inner hallway leads to kitchen and living room. Double glazed wooden window to rear. Large cupboard with double doors, hanging rail and shelf. Radiator.

Kitchen/Breakfast Room: 12' 10" x 10' 11" (3.915m x 3.316m)

Two double glazed wooden windows to front. Double glazed French double doors to rear patio. Matching range of base and wall units with wood effect laminate door fronts. Laminate work surfaces. Inset stainless steel single drainer 1.5 bowl sink unit with mixer tap over. Integrated microwave oven with electric hob over and extractor hood above.

Services: All mains services connected.

Tenure: We are advised the property is Freehold.

Council Tax: We are advised the property is in Council Tax Band F.



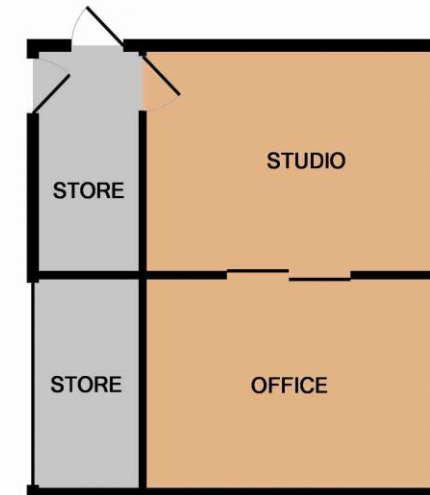
Viewings by appointment through:

Fortnam Smith & Banwell

1 Vintage Courtyard, Seaton EX12 2JZ

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Our Ref: DSS2102



TOTAL APPROX. FLOOR AREA 1158 SQ.FT. (107.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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