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The Old Chapel, Stibb Cross
Torrington, EX38 8LH

A stunning converted former Methodist Chapel dating from the late 1890's with no onward chain.

Great Torrington 5.5 miles Bideford 9 miles Barnstaple 18 miles Holsworthy 10 miles

• Detached former chapel • Vaulted chapel room • Country Kitchen • Three/ four bedrooms • Bathroom & en-suite • Parking for several cars • Low maintenance courtyard Gardens • Ideal 2nd home/holiday let •

Guide price £262,500

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SITUATION & AMENITIES

The property is situated in the heart of the village of Stibb Cross, located within easy walking distance of the village and the popular pub and on the outskirts of the village is the farm shop. The historic market town of Torrington is approximately 5.5 miles away and offers a wider range of amenities including leisure pursuits and tourist attractions. These include banks, butchers, various shops, post office, pet shop and places of worship. There is also The Plough Arts Centre which is a theatre, cinema & art gallery, supermarket, pubs, restaurants, primary and secondary schools, swimming pool, 9 hole golf course, RHS Rosemoor Gardens and Dartington Crystal factory. The village of Torrington is also surrounded by acres of communal grounds and offer fantastic walks.

The port and market town of Bideford sits on the banks of the River Torridge and is approximately 9 miles away and offers a wider range of amenities including schooling for all ages (public and private) and 5 supermarkets. On the outskirts, Atlantic Village shopping centre and retail park offers a range of popular brands like M&S, Starbucks and GAP to name just a few. The nearest, safe and sandy, beach at Westward Ho! adjoins Northam Burrows Country Park. The market town of Holsworthy is 10 miles away offering further amenities such as schools, restaurants, pub and Waitrose. The regional centre of Barnstaple is approximately 18 miles away and offers the area's main businesses, shopping and commercial venues.

DESCRIPTION

The Old Chapel is a detached former Methodist Chapel dating from the late 1890's, presenting stone rendered elevations beneath a slate roof with ornate facias and Gothic style arched windows. The property was converted in 1998 to a unique dwelling and internally displays many original features which tastefully combine 21st century refinements. The accommodation is arranged over 2 floors, with UPVC double

glazed windows throughout and oil central heating. On the ground floor the entrance hall, sitting room/dining room which is the main chapel room with vaulted ceiling, kitchen, utility room, secondary downstairs bathroom and two bedrooms. The first floor has a vaulted ceiling landing, master bedroom with en-suite bathroom and fourth bedroom/dressing room or office. Externally, there is parking for several vehicles and a secluded, easily managed gardens that wrap around the property.

The property is currently used as a principal home for the current owners but offers potential for a second home/UK base or holiday let. This is certainly a property that needs to be viewed internally to be fully appreciated.

The layout of accommodation with approximate dimensions is more clearly identified upon the accompanying floorplan but comprises;

ENTRANCE

Front door into the entrance hall with wooden panelled ceiling, UPVC double glazed arch window to side, single panelled radiator and tiled flooring. Wooden door into;

LIVING/DINING ROOM

Vaulted ceiling room with exposed ceiling beams and dual aspect with arched UPVC obscure double windows to front, rear and side. Wooden panelled ceiling, part wooden panelled walls, dado rail, four radiators, stone fireplace with hearth and wood burning inset stove. Feature wood panel wall which separates the main chapel room from the rest of the accommodation with a raised dining area. Door to;

INTERNAL HALL

Stairs rising to first floor. Doors to;

BEDROOM 2

Obscure UPVC double glazed window to side and double panelled radiator.



BEDROOM 3

Obscure UPVC double glazed window to side.

KITCHEN

A country style kitchen with floor and walls units, slate splash backs, solid oak work surfaces, 1½ bowl sink and drainer with mixer tap. Space for an electric Range stove, stainless steel extractor hood over, plumbing for dishwasher, space for a separate fridge and freezer. Spot lights, two obscure UPVC double glazed windows to front, storage cupboard and built in shelving with display area. Door to the outside front courtyard and door to;

UTILITY ROOM

Extractor fan, obscure UPVC double glazed window to side, floor mounted oil boiler which provides domestic hot water and heating for the property, space and plumbing for washing machine. Door to;

BATHROOM

Obscure UPVC double glazed window to side, extractor fan, single panelled radiator, panelled bath with hand shower attachment, pedestal wash hand basin, low level WC and tiled splash backs.

FIRST FLOOR

Vaulted ceiling, velux window to rear, exposed ceiling beams, access to loft/storage space and doors to;

MASTER BEDROOM

Vaulted ceiling, ceiling beams, A-frame beams, velux window and two arched UPVC obscured windows to side. Double panelled radiators and door to;

EN-SUITE

Panelled P-shaped bath with hand shower attachment and electric power shower over. Low level WC, pedestal wash hand basin, tiled splash backs, airing cupboard and double panelled radiator. Extractor fan, obscure arched UPVC double glazed window to front and access

to loft/storage space.

BEDROOM 4/DRESSING ROOM

Obscure UPVC double glazed window to front.

OUTSIDE

The property is accessed via a five bar double wooden gate to the rear of the chapel, to an area of shared driveway. This area of driveway is owned by The Old Chapel with the neighbouring property having a right of access to reach their property and parking. The rear of the property is laid to stone chipping with pedestrian gates to the side and front of the property as well as a large modern storage shed. To the front of the property there is a stone pillared pedestrian gateway from the road leading to the front door and a courtesy gate to the front and side courtyard gardens. These areas are completely private, enclosed and are real sun traps. The gardens are currently designed to be low maintenance but if a buyer was looking for more traditional outdoor space, the of the parking area could be reduced to create a larger rear garden.

The front and side, south facing gardens are laid to patio with mature trees, shrubs, water tap and oil tank.

SERVICES

Mains electricity and water. Mains drainage. Oil central heating system.

DIRECTIONS

From Bideford proceed on the A386 towards Torrington. Continue along this road until reaching the village of Landcross. Turn right, signposted towards Holsworthy on the A388. Continue along this road until you reach the T junction at Stibb Cross. Turn right here and then right again, where the property can be found on the left hand side.

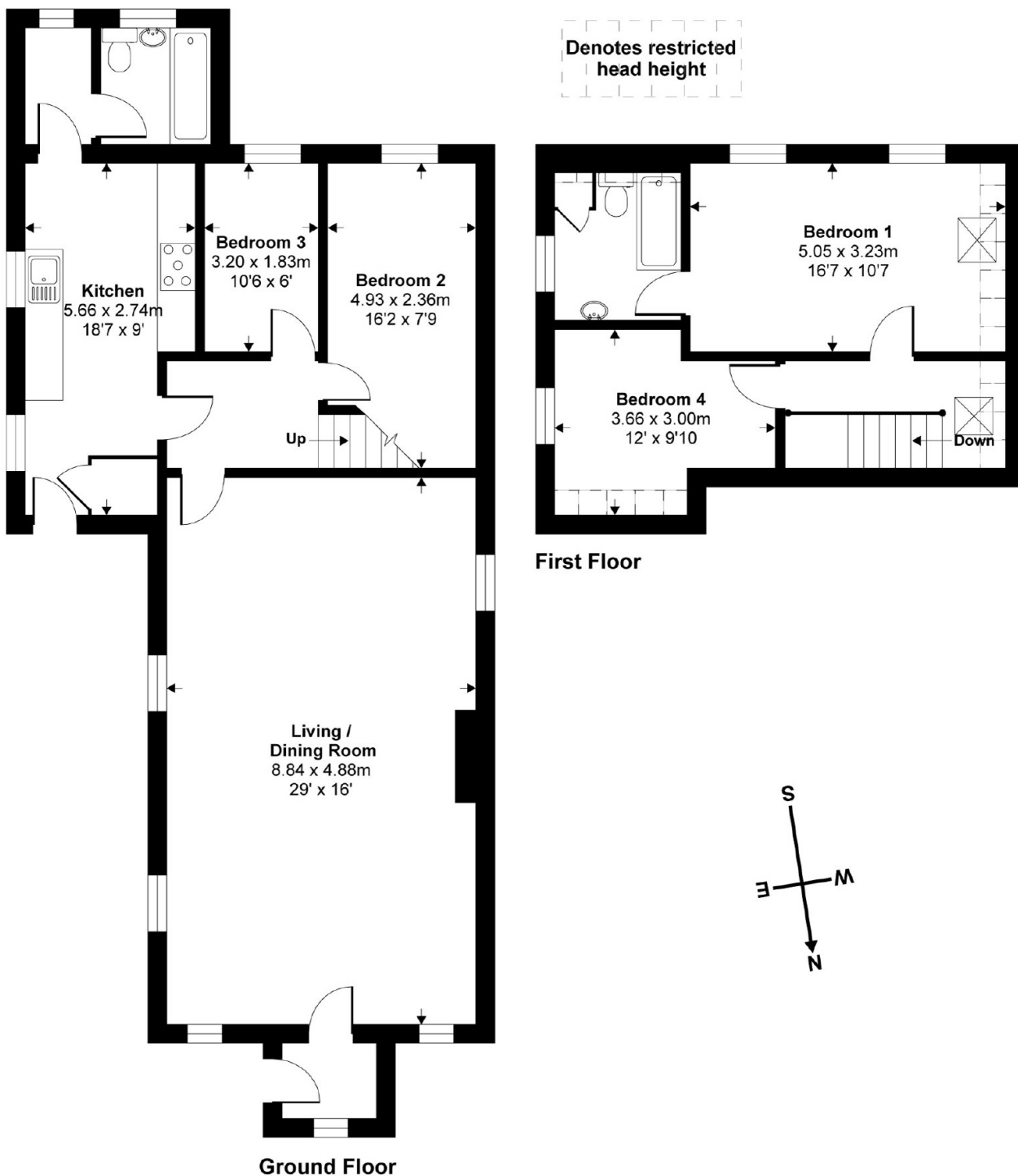
LOCAL AUTHORITY

Torridge District Council, Riverbank House, Bideford, North Devon, EX39 2QG. Tel: 01237 428700.



Approx. Gross Internal Floor Area
125 Sq Metres 1345 Sq Ft (Excludes Restricted Head Height)

Denotes restricted head height



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



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	19	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	