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## Methodist Chapel, Sampford Courtenay Okehampton, EX20 2SY

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Okehampton 6 Mile Exeter 23 Miles

• Former Methodist Chapel • Heart of Popular Village • Planning Consent for Conversion to • Two 2 Bed Units with Courtyard Garden • Unique Development Opportunity •

**Guide price £180,000**

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## SITUATION

The property is situated in the heart of the popular conservation village of Sampford Courtenay. The village offers a range of local facilities, which include a thatched 17th Century Inn and church. From the village there is easy access to the larger town of Okehampton, some 6 miles distant, with its range of shops services, educational, recreational and leisure facilities. From Okehampton there is access via the A30 dual carriageway to the cathedral and university City of Exeter, a further 23 miles away, with its M5 motorway, mainline rail and international air connections. The Dartmoor National Park is easily accessible with its hundreds of square miles of superb unspoilt scenery, whilst there is also easy access to the north and south coasts of Devon, with some attractive beaches and delightful coastal scenery.

## DESCRIPTION

The property comprises the former Methodist Chapel, which has Planning Consent, Number 2373/17/FUL for change of use to form two dwellings. The current building is configured into the main church room, with a full height vaulted ceiling and a school room incorporating an open hall with adjoining kitchen and WC. Adjoining is a garage building with a mezzanine level. The plans allow for the imaginative conversion of the building into two superb residential units.

### UNIT 1 Chapel

Will incorporate; UTILITY AND CLOAKROOM, KITCHEN and SITTING ROOM, TWO FIRST FLOOR BEDROOMS (one with EN SUITE SHOWER ROOM) and a BATHROOM. Externally there will be a patio garden area.

### UNIT 2 School Room

Will incorporate; a SITTING ROOM and



KITCHEN with TWO FIRST FLOOR BEDROOMS and BATHROOM. Externally there will be a courtyard garden area. Situated in a village where properties such as this rarely become available.

### PLANNING APPLICATION

Please contact the office to request a hard copy of the plans/planning permission, alternatively please have a look on the West Devon Borough Council website to view and download these documents.

[Http://apps.westdevon.gov.uk/PlanningSearchMVC/](http://apps.westdevon.gov.uk/PlanningSearchMVC/)

Planning Consent Number 2373/17/FUL

### DIRECTIONS

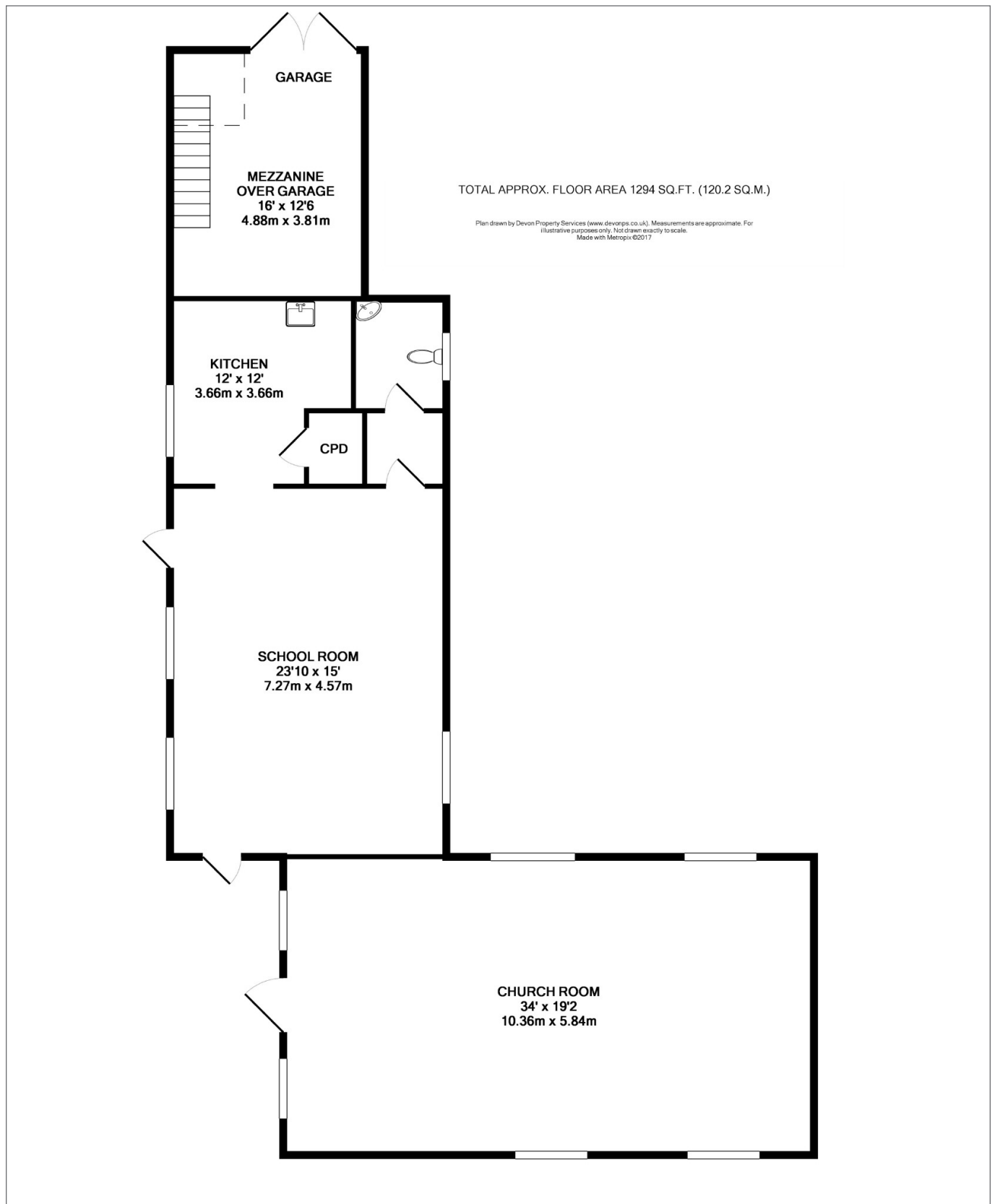
From Okehampton proceed out of the town in an easterly direction, taking the Crediton Road, the B3215. After approximately 4 miles turn left at Belstone Corner, just before the railway bridge, signposted to Sampford Courtenay. Upon reaching the mini roundabout proceed

straight across and into the village, whereupon the Parish Church will be found upon the right hand side with the Methodist Chapel situated on the left hand side.

### SERVICES

Mains electricity, water and drainage.





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