



**STAGS**

Former Methodist Chapel, South Zeal,  
Okehampton, Devon, EX20 2LA

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Detached Former Methodist Chapel in popular  
Dartmoor village.

Okehampton 5 Miles A30 3 Miles Exeter 19 Miles

• Detached Former Methodist Chapel • Chapel Hall • Lower Level  
School Room • Kitchen & Store • Small Garden Area • Delightful  
Moorland & Village Views • Planning Classification D1 •

Guide price £180,000

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## SITUATION

The Former Methodist Chapel is situated towards the edge of the popular village South Zeal, within easy walking distance of the village facilities and amenities. South Zeal itself is an attractive rural community situated within the northern boundaries of the Dartmoor National Park. The village has a post office/general store and tea room, together with two public houses and the well regarded South Tawton Primary School. The village has a strong community spirit with many activities throughout the year. There are regular bus services to and from Exeter and easy access can be gained to the A30 dual carriageway at nearby Whiddon Down.

The former market town of Okehampton is some 5 miles distant and offers an excellent range of amenities, three supermarkets (including a Waitrose) nationally and locally owned shops, hospital and a leisure centre in the attractive setting of Simmons Park. There is schooling from infant to A-level standard and various sports and leisure facilities including thriving rugby and football clubs, as well as tennis, squash and bowls. The Dartmoor National Park is easily accessible from South Zeal via footpaths and bridleways and offers hundreds of square miles of superb unspoilt scenery with many opportunities for riding, walking and outdoor pursuits.

## DESCRIPTION

The property dates from 1866 and comprises a practically detached two storey building, of rendered stone construction beneath a slate roof, which was replaced in 1999. The accommodation incorporates the main chapel hall with high arched windows and high ceiling, together with a lower ground floor area which would have been the school room, incorporating a hall, kitchen, store and cloakroom. There is a pathway and small garden area, which may have potential for an off road parking space, subject to any necessary consents. The chapel itself enjoys some attractive views across the village and towards the Dartmoor National Park. The property may have potential for affordable housing with two two bed units or alternatively for commercial or community use. Obviously these uses would be subject to change of use.

## ACCOMMODATION

ENTRANCE LOBBY: With electric meters. CHAPEL HALL: With high ceiling (Approx 15'8"). Four high arched windows allowing excellent natural light, raised area with ornate carved pulpit, part timber panelled walls, four ceiling mounted electric heaters. LOWER GROUND FLOOR: ENTRANCE LOBBY: With part glazed door to road. CLOAKROOM/WASH ROOM: With wash basin, Coat hooks, window to front. Separate WC. SCHOOL





ROOM/HALL; With double aspect windows, fitted store cupboard, night storage heater and two electric heaters. KITCHEN: Single drainer stainless steel sink unit. STORE: With window to side.

### OUTSIDE

From the road, a brick paved path and wrought iron gate gives access to an enclosed garden area, brick paved path flanked by gravelled areas with attractively planted flower borders. This area is bordered by stone walls and enjoys an attractive aspect across the village to surrounding countryside and the moor. There may be the possibility (subject to consent) to create a vehicular access and parking area here. There is a subterranean passageway which gives access to the side and front of the building.

### DIRECTIONS

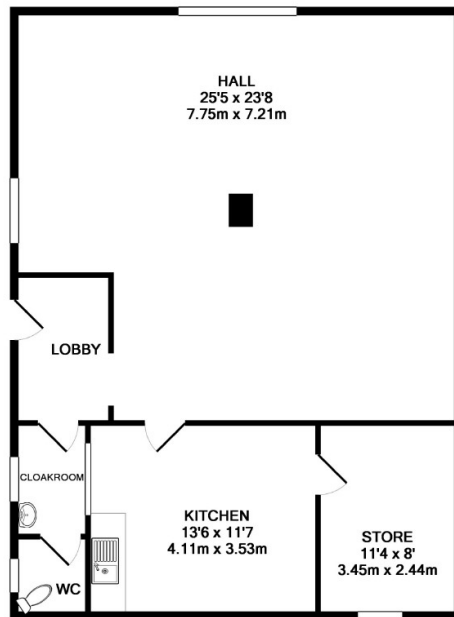
From Okehampton town centre proceed in an easterly direction as if towards Exeter. Do not join the A30 dual carriageway, but carry on across the flyover and follow the road down into Sticklepath. Proceed through the village before taking the left hand turning signposted to South Zeal. Proceed up the hill to Zeal Head and continue down into the village of South Zeal. Pass the Oxenham Arms upon the right hand and carry on straight ahead until the road begins to climb on the otherside of the village. The chapel will be seen upon the left hand

side going up the hill on the fringes of the village.

### SERVICES

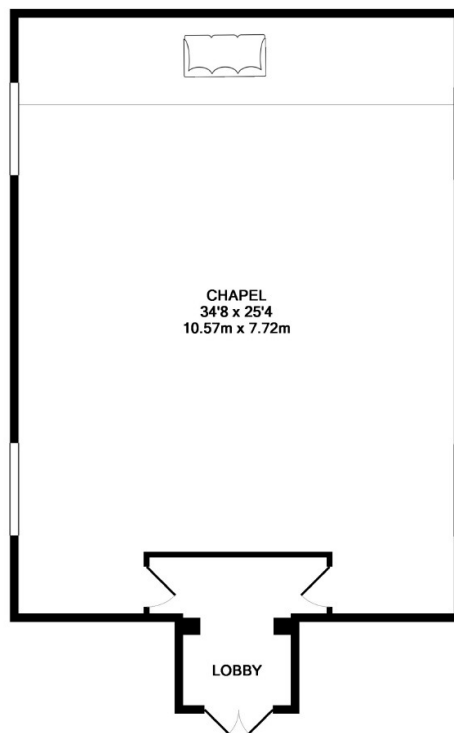
Mains Electricity, Water and Drainage.





LOWER GROUND FLOOR  
APPROX. FLOOR  
AREA 876 SQ.FT.  
(81.4 SQ.M.)

GROUND FLOOR  
APPROX. FLOOR  
AREA 908 SQ.FT.  
(84.4 SQ.M.)



TOTAL APPROX. FLOOR AREA 1784 SQ.FT. (165.7 SQ.M.)

Plan drawn by Devon Property Services (www.devonps.co.uk). Measurements are approximate. For illustrative purposes only. Not drawn exactly to scale. Made with Metropix ©2017



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