



**STAGS**

Ilsington Methodist Church, Honeywell Lane,  
Ilsington, Devon, TQ13 9RX

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An opportunity to purchase a large detached former  
Methodist Church in a sought after village

A38 3 miles Totnes 15 miles Exeter 18 miles

- Approx. 1,500 sqft with potential for conversion, subject to the relevant consents
- Far reaching southerly views
- Rare opportunity
- Public Auction on 4 July 2019 at Taunton Racecourse

For auction Guide Price £50,000 to £80,000

01803 865454 | [totnes@stags.co.uk](mailto:totnes@stags.co.uk)

## SITUATION

Located on Honeywell Lane, on the edge of the village the Methodist Church has fantastic views of the valley below and out towards the coastline. Nearby amenities include a public house and hotel with spa, primary school, village hall, St Michael's Church, community shop and cafe, recreational ground and children's play area. Further services can be found at Ashburton and Bovey Tracey.

## DESCRIPTION

This detached Methodist Church was constructed in 1852; a school room and additional accommodation was added at the beginning of the 20th Century. It is mainly built of stone with rendered elevations under a slate roof. There is off-road parking to the eastern side.

## ACCOMMODATION

This building is mainly configured as two rooms. The first large enclosure has many large windows with three facing north and three south facing. The former organ remains in-situ and is included in the sale.

A door leads from the main room into the former Sunday School room which has a separate entrance door to outside on the southern side of the building, with

windows to the front and rear. Door leads to the kitchen area with door to outside. Range of wall and base level units and sink. Door to cloakroom.

## OUTSIDE

The building has a small area of garden on the western elevation, with a strip of land surrounding the detached Church. On the northern boundary, the division between the graveyard and the property is marked on the ground by a number of stones. The purchaser will be required to fence this area with post and rail fencing and stock-proof netting within two months of the completion of the sale. The graveyard to the west will be retained by the Methodist Circuit and there is separate access. No rights of way will be afforded across the property to be sold.

On the western side, the stone wall forms part of the boundary with a further fence being required to be completed by the purchaser (within 2 months of completion) from the end of the stone wall into the hedge on the southern side. The current steps rising from the parking area to the graveyard do not need to remain as the graveyard has a separate access, therefore the purchaser could remove them to create a further parking space.



## FORMER PLANNING APPLICATIONS

There have been a number of applications made for the conversion of the Methodist Church into residential accommodation but these were not approved by Dartmoor National Park.

## SERVICES

The building has a mains water and mains electric supply with a septic tank serving only the Methodist Church and located in the westerly area of the garden.

## PUBLIC AUCTION

The property is to be offered for sale by public auction on 4 July 2019 at Taunton Racecourse. The property will be sold subject to an undisclosed reserve and the vendors reserve the right for the auctioneer to bid in the usual way on their behalf up to the reserve. The vendors also reserve the right to sell all or part of the property prior to the auction. Under Money Laundering Regulations 2017 it is a requirement for Estate Agents to perform due diligence checks on any person that intends to bid at an auction, therefore there will be a requirement for the bidder to provide two forms of identification consisting of a photo identification, such as a passport or current driving license and secondly proof of address, such as a recent utility bill or bank statement.

## VIEWING OPEN DAYS

Strictly by prior appointment with Stags Totnes property office on 01803 865454

## BUYERS ADMIN FEE

The successful purchaser will be liable to pay a buyers administration fee of £300 (inc VAT) per Lot payable to Stags at exchange of contracts. A separate invoice will be issued and payment made either by separate cheque (payable to Stags), BACS or debit card.

## VENDORS SOLICITORS

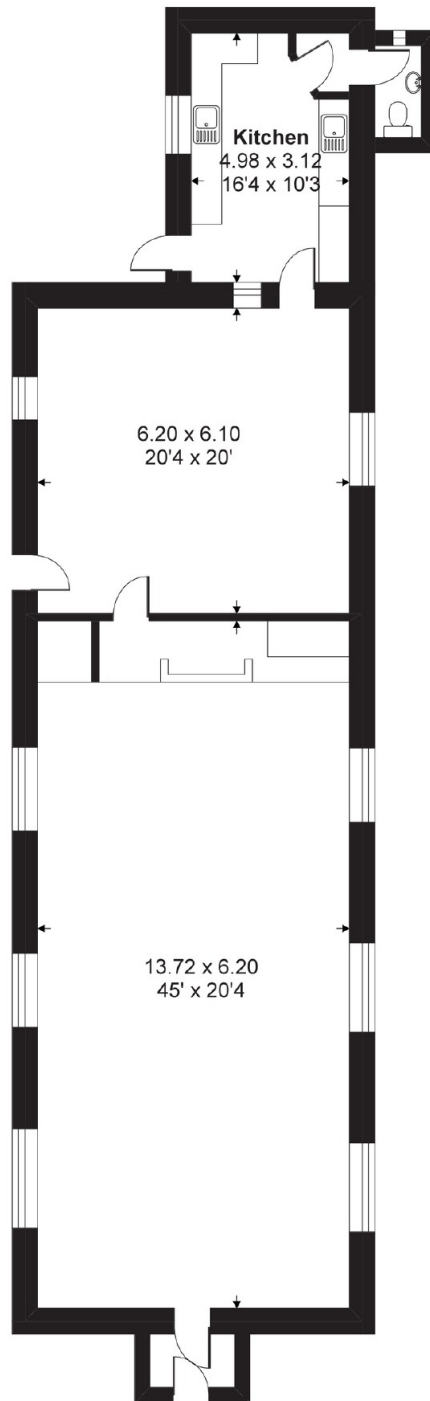
The solicitors are Capsticks and they can be contacted on T: 020 8780 4797, M: 07841080519 and E: alex.wilson-jones@capsticks.com for the auction pack.

## DIRECTIONS

From the A38, leave the Drum Bridges roundabout signed Liverton. Take a right turn and continue through Liverton, following the signs to Ilington. On arrival in the village, pass the Carpenters Arms and at the T-junction turn right and immediately left into Honeywell Lane. After a few hundred yards where the road bends to the left, the entrance to the chapel is seen on the right hand side.



Approx. Gross Internal Floor Area  
146.2 Sq Metres 1574 Sq Ft



**Ground Floor**

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



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