



Chapel House  
Shop  
Morwenstow  
Bude  
Cornwall  
EX23 9SQ

Asking Price: £600,000 Freehold



Changing Lifestyles

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[bude@bopproperty.com](mailto:bude@bopproperty.com)



## Chapel House, Shop, Morwenstow, Bude, Cornwall, EX23 9SQ

- IMPRESSIVE PERIOD PROPERTY
- 5 BEDROOMS
- 3 RECEPTION ROOMS
- SPACIOUS AND VERSATILE ACCOMODATION
- GENEROUS SIZE MATURE GROUNDS
- EDGE OF VILLAGE LOCATION
- WALKING DISTANCE OF LOCAL PRIMARY SCHOOL AND VILLAGE SHOP/CAFE
- SHORT DRIVE TO A39
- VIRTUAL TOUR AVAILABLE UPON REQUEST
- EPC: TBC
- COUNCIL TAX BAND: E



A rare and exciting opportunity to acquire this fantastic 5 bedroom, 3 reception room period residence believe to have been built in the 1900's with links to the famous Reverend Hawker of Morwenstow. The property has retained many character features and offers spacious and versatile accommodation throughout. Generous mature grounds enjoying countryside views.



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The residence is situated on the edge of this small village with its own highly regarded primary school and community hall. The Devon/Cornwall border is within approximately 2 miles and some of North Devon and North Cornwall's most outstanding unspoilt coastline is within easy access, much now within the control of the National Trust. Local beauty spots include Duck Pool, Stanbury Mouth, Marsland Mouth, Welcombe Mouth, Speke's Mill Mouth etc. The A39 Bude/Bideford road is approximately 2 miles distant providing easy access via the North Devon link road to the M5 motorway network beyond. The busy self-contained village of Kilkhampston is some 5 miles and the North Cornish coastal resort of Bude with its safe sandy surfing beaches is some 10 miles. The port and market town of Bideford is some 20 miles whilst the regional North Devon centre of Barnstaple with its first class shopping centre is some 30 miles.





# Property Description

**The Residence** - The residence is believed to have been built in the 1900's and was an addition to the original farm, it is assumed that the property was one with the attached chapel farm to the rear. The property has links to the famous Reverend Hawker of Morwenstow Parish who was believed to have previously preached in the property. The property has maintained many original character features including ornate fireplaces and high ceilings.

**Entrance Hall** - Impressive entrance hall leading to the large staircase rising to the first floor landing.

**Kitchen/ Dining Room** - 27'3" (Max) x 19'11" (8.3m (Max) x 6.07m)

An impressive light and airy room with fitted kitchen area comprising a range of wall and base mounted units with work surfaces over incorporating 1 1/2 sink unit with water filtered mixer taps over and cut drainer grooves. Built in Miele double oven, Miele warming drawer, Miele dishwasher and under counter fridge and freezer. Central island unit with built in 4 ring Miele induction hob, suspended extractor hood over and space for under counter fridge. Ample reception space for dining table and chairs or sitting area with ornate fireplace housing log burner. Doorway leading to Utility Room and Wet Room. Window to side elevation. Twin set of double doors leading to:

**Conservatory** - 19'3" x 6'6" (5.87m x 1.98m)

Double glazed sliding doors and windows overlooking the generous gardens.

**Living Room** - 19'11" x 17'7" (6.07m x 5.36m)

An impressive reception room with ornate fireplace housing log burner and twin double doors leading out onto the covered porch and gardens.

**Study/Bedroom 5** - 14'7" x 9'2" (4.45m x 2.8m)

Window to side elevation.

**Utility Area** - 11'4" x 2'8" (3.45m x 0.81m)

Space and plumbing for washing machine and tumble dryer. Door to outside.

**Wet Room** - 6'6" x 6'3" (1.98m x 1.9m)

Walk in shower enclosure with electric mira shower over, concealed cistern WC, wash hand basin, heated towel rail, window to side elevation. Built in airing cupboard housing wall mounted boiler.

**First Floor** - Built in storage cupboard.

**Bedroom 1** - 15'11" x 15'3" (4.85m x 4.65m)

Generous double bedroom with built in wardrobes and windows to front elevation.

**Bedroom 2** - 15'9" x 14'9" (4.8m x 4.5m)

Spacious double bedroom with built in wardrobes and windows to front elevation.

**Bedroom 3** - 15'7" x 11'10" (4.75m x 3.6m)

Double bedroom with window to front elevation.

**Bedroom 4** - 11'5" x 10'8" (3.48m x 3.25m)

Double bedroom with built in wardrobe and window to side elevation.

**Bathroom** - 11'10" x 10'10" (3.6m x 3.3m)

Claw foot roll top bath with mixer taps and shower attachment, enclosed shower cubicle with mains fed shower over, pedestal wash hand basin, close coupled WC. Built in airing cupboard. Window to side elevation.

**Outside** - The property is approached via an impressive gated entrance driveway, leading through the grounds and to the property. The mature gardens are a generous size with a mixture of mature woodland and lawn areas to the front and side of the property with countryside views. Extensive off road parking.

**Agents Note** - We have been informed that the ground floor room named 'Wet Room' and the 'utility area' are part of Chapel House but the land is registered to the neighbouring property Chapel Farm.

**Services** - Mains electric, water and drainage. LPG fired central heating.

**Council Tax** - Band E

**EPC Rating** - TBC







The image displays two floor plans for a property. The top plan is for Floor 0, and the bottom plan is for Floor 1.

**Floor 0:**

- Study Bedroom 5: 14'2" x 10'0" (4.33 x 3.05 m)
- Living Room: 19'0" x 17'0" (5.79 x 5.18 m)
- Covered Porch: 20'7" x 7'0" (6.28 x 2.13 m)
- Kitchen/Diner: 14'10" x 17'0" (4.33 x 5.18 m)
- Garage/Workshop: 18'0" x 15'0" (5.49 x 4.57 m)
- Wet Room: 6'0" x 6'0" (1.83 x 1.83 m)
- Living Area: 8'3" x 11'0" (2.51 x 3.35 m)
- Hallway: 10'0" x 9'0" (3.05 x 2.74 m)

**Floor 1:**

- Bedroom 6: 11'0" x 10'0" (3.35 x 3.05 m)
- Bedroom 7: 11'0" x 10'0" (3.35 x 3.05 m)
- Bedroom 8: 11'0" x 10'0" (3.35 x 3.05 m)
- Bedroom 9: 11'0" x 10'0" (3.35 x 3.05 m)
- Bedroom 10: 11'0" x 10'0" (3.35 x 3.05 m)
- Bedroom 11: 11'0" x 10'0" (3.35 x 3.05 m)
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- Bedroom 99: 11'0" x 10'0" (3.35 x 3.05 m)
- Bedroom 100: 11'0" x 10'0" (3.35 x 3.05 m)



From Bude proceed out of the town towards Stratton and upon reaching the A39 turn left signposted Bideford. Proceed for approximately 7 miles passing through Kilkhampton (5 miles) and turn left signposted CSOS /Morwenstow at Crimp. Proceed for approximately 2 miles into the village just prior to the tight left hand bend the entrance driveway to Chapel House will be found on the right hand side with a Bond Oxborough Phillips for sale board clearly displayed.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

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# We are here to help you find and buy your new home...

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Phillips Sales & Lettings on

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for a free conveyancing quote and  
mortgage advice.

