



Bond
Oxborough
Phillips

Chapel House, Western Side, Clawton, Holsworthy, Devon, EX22 6RR

Asking Price: £360,000
Freehold



BOP KEY FACTS:
9/10 of our clients
would recommend us



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Overview

Situated in this quiet rural location close to sought after village of Ashwater is this rare and exciting opportunity to acquire this former chapel together with the old Sunday school. The chapel dates back to 1879 with the former Sunday school now providing a comfortable and spacious 2 bedroom residence, the chapel is currently used as a studio space, with great potential for development into further/ additional accommodation subject to gaining the necessary consents. Enclosed gardens, driveway providing off road parking and a useful outbuilding.

Location

The village of Clawton with its local primary school Ofsted rated as Outstanding. A short drive away will be found the bustling market town of Holsworthy with its weekly Pannier Market, good range of national and local shops together with a Waitrose supermarket. There are a whole range of amenities within the town including a heated swimming pool, sports hall, bowling green, cricket club, 18 hole golf course etc. Bude on the North Cornish coast is some 12 miles. Okehampton, Dartmoor National Park and the market town of Bideford are some 20 miles distant, whilst Barnstaple, the Regional North Devon Centre is some 30 miles. Launceston, Cornwall's ancient capital, is some 12 miles distant. Holsworthy is in the heart of Ruby Country, named after the famous local Red Ruby cattle, and its excellent website www.rubycountry.com is well worth a visit.

Directions To Find

From Holsworthy proceed on the A388 towards Launceston and upon reaching the village of Clawton turn right. Follow this road for 1.5 miles and upon reaching Corfcott Green turn left at the 'T' junction. Proceed along this country road for a short distance whereupon the property will be found on the right hand side.

The accommodation comprises (all measurements are approximate):-

Entrance Porch

Living Room - 24'1" x 14'2" (7.34m x 4.32m)

A spacious dual aspect room with windows to front and side elevations. Ample space for a large living room suite and dining room table and chairs if required. Door to chapel.

Kitchen / Breakfast Room - 13'3" x 11' (4.04m x 3.35m)

A fitted kitchen comprises a range of base and wall mounted units with work surfaces over incorporating a 1 1/2 sink drainer unit with mixer taps. Space for cooker and tall fridge/ freezer. Plumbing and recess for washing machine and dishwasher. Window to rear elevation. Ample space for a breakfast table and chairs.

Utility Room - 11' x 5'9" (3.35m x 1.75m)

Space for tumble dryer and freezer. Floor mounted oil fired central heating boiler supplying domestic hot water and heating system. Door to rear elevation. Walk in pantry cupboard.

First Floor

Bedroom 1 - 19'9" x 11'8" (6.02m x 3.56m)

A spacious master bedroom with triple lancet windows to front elevation.

Bedroom 2 - 11'9" x 9'5" (3.58m x 2.87m)

A double bedroom with window to side elevation.

Bathroom - 10' x 7'6" (3.05m x 2.29m)

A fitted three piece suite comprises an enclosed panelled bath, close coupled WC and wash hand basin. Skylight window to rear elevation.

The Former Chapel - 36'8" x 22'7" (11.18m x 6.88m)

A light and airy space with a huge amount of potential. Currently used as a dance studio, with a wealth of natural light provided from the large lancet windows, exposed floorboards. Vaulted ceilings with exposed ornate 'A' frame timbers. Original entrance vestibule.

WC - 11' x 5'9" (3.35m x 1.75m)

Disabled access, with a close coupled WC and wash hand basin.

First Floor Galleried Landing

Outside - The property is approached via an entrance driveway providing ample off road accessed via a 5 bar gate. The gardens surround the property and are principally laid to lawn with a variety of mature shrubs and plants, with original stone walling bordering. Outbuilding with sliding vehicle entrance door. 29'2 x 19'9.

Services - Mains electricity and water. Oil fired central heating. Private drainage situated in the back corner of the garden.

EPC RATING - Rating G

Agents Note

Bond Oxborough Phillips have prepared these sales particulars as a general guide and include information provided to us by other parties including the seller, not all of which will have been verified by us.

We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. Photographs, measurements, floor plans and distances are given as a guide only.

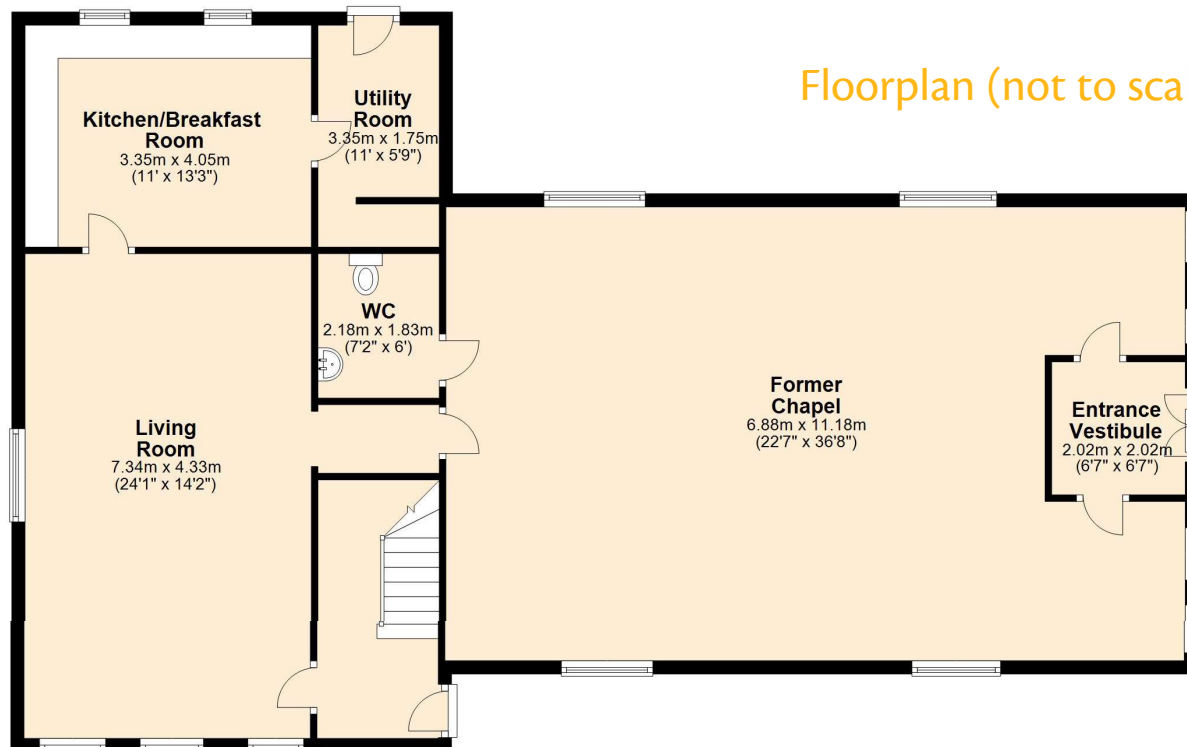
We have not had sight of title documents. We have not checked that the property has all the necessary planning, building regulation approval, statutory or regulatory permissions or consents.

Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys and professional advice about all relevant aspects of the property including charges payable and lease details.

These sales particulars do not form part of any offer or contract.

Ground Floor

Floorplan (not to scale)



First Floor

