



stags.co.uk

01837 659420 | okehampton@stags.co.uk

## Chapel Cottage Methodist Chapel, Beaford Winkleigh, EX19 8U

A former methodist chapel and adjoining cottage in village setting.

Torrington 6 Miles Barnstaple 14 Miles Exeter 36 Miles

• Semi Detached Cottage • Living Room/Kitchen • 3 Bedrooms & Bathroom •  
Courtyard • Adjoining Former Chapel & School Room • Kitchen & WC •  
Immense Potential Subject to Consent • Grade II Listed •

**Guide price £145,000**

Cornwall | Devon | Somerset | Dorset | London

## SITUATION

The property is situated in the heart of the village of Beaford, which lies above the famous and picturesque Torridge Valley. The village has a range of facilities including a shop, garage, primary school and church. Great Torrington is close by with a range of shops and services, supermarkets, primary and secondary schooling. Torrington is also the home to the Plough Arts Centre and just outside the town are the superb gardens at RHS Rosemoor. There is easy access to the regional centre of Barnstaple with a main shopping centre, business, leisure and commercial facilities and access to the A386, North Devon Link road. The city of Exeter is also within easy travelling distance with its M5 motorway, main line rail and international air connections. The countryside around Beaford is particularly unspoilt, with the Torridge Valley, known for its fishing, with walking and cycling on the Tarka Trail. There is easy access to the North Coasts of Devon and Cornwall with superb beaches and delightful coastal scenery. Dartmoor and Exmoor are also nearby with their walking, riding and wonderful scenery.

## DESCRIPTION

The property comprises the former village Methodist Chapel and adjoining former manse. Being Grade II Listed, the property dates from 1838 with later alterations. A school room was added to the rear of the chapel in 1869 and the property retains its original arched Gothic windows, with original pews and pulpit, together with a further mezzanine level to the main chapel hall. Adjoining the school room, is a kitchen area and toilet facilities. The chapel itself benefits

from oil fired central heating. The adjoining former manse, known as Chapel Cottage offers three storey accommodation, with a ground floor kitchen/living room, lobby and bathroom, with two first floor bedrooms and a further bedroom on the second floor. Externally there is a small courtyard area, adjacent to the cottage with a small garden in front of the chapel. The property offers immense potential subject to consent and could be an opportunity for a home with income potential, or alternatively conversion of the chapel into separate or ancillary living accommodation. This is a rare opportunity to acquire a superb and spacious former chapel with an adjoining cottage.

## ACCOMMODATION

### CHAPEL COTTAGE

COVERED ENTRANCE PORCH: Front door to: LIVING ROOM: Window to front, fireplace recess in timber and tiled surround. Night storage heater. Through to KITCHEN AREA: Inset single drainer stainless steel sink unit, worksurface with cabinets under, double wall cupboard. Tiled area with space and point for electric cooker, night storage heater, stairs to first floor and understairs cupboard. REAR LOBBY: With tiled floor and polycarbonate roof. Night storage heater. Built in shelved cupboard. BATHROOM: Panelled bath with tiled splash backing. Triton electric shower unit. Pedestal wash basin with tiled splash backing. Low level WC. Double glazed window to side. Tiled floor. Electric convector heater.



FIRST FLOOR. LANDING: BEDROOM 1: Window to front, night storage heater. Built in airing cupboard housing lagged hot water tank with immersion heater. Concealed staircase to second floor. BEDROOM 2: Window to side. Night storage heater. SECOND FLOOR: BEDROOM 3: A spacious attic room, having two windows to side with rural views. Under eaves storage cupboard and built-in cupboard/wardrobe over stairs. Part exposed ceiling timbers. Electric panel heater.

### METHODIST CHAPEL

ENTRANCE PORCH: With tiled floor. Door to: CHAPEL HALL: A spacious area with full height vaulted ceiling and two high arched Gothic windows to front, with two further windows opening into the SCHOOL ROOM at rear. The hall is part timber panelled to dado height and has two rows of original pews together with pulpit with lecterns. Four radiators. Stairs give access to a MEZANNINE AREA overlooking the main chapel hall and again having two rows of fitted pews and galleried balustrade. Access to roof space. SCHOOL ROOM: With two large windows to rear and two gothic windows from the main chapel. Fire escape. Boulter oil fired central heating boiler and tiled fireplace. Two radiators and dimplex electric heater. KITCHEN: Single drainer stainless sink unit. Worksurface with cabinets under. Window to side. High vaulted ceiling. Electric cooker point. Laminate flooring. CLOAKROOM: Having pedestal wash basin and radiator, through to SEPARATE LOW LEVEL WC.

### OUTSIDE

Immediately to the front of Chapel Cottage is a concrete path and small gravelled patio with a low wall and wrought iron railings bordering the road. Wrought iron pedestrian gate. Outside tap. Side concrete courtyard with further gate to road and oil storage tank. There is a small area of lawn adjoining the front of the chapel, again bordered by a low wall with wrought iron railings. Immediately to the front of the chapel is a small concrete area with a wrought iron gate from road and an outside light. The Chapel has a further side pedestrian access serving the fire escape door. To the side of the chapel is a further area, which may provide space for parking a vehicle, as long as pedestrian access for the neighbouring property is not obstructed.

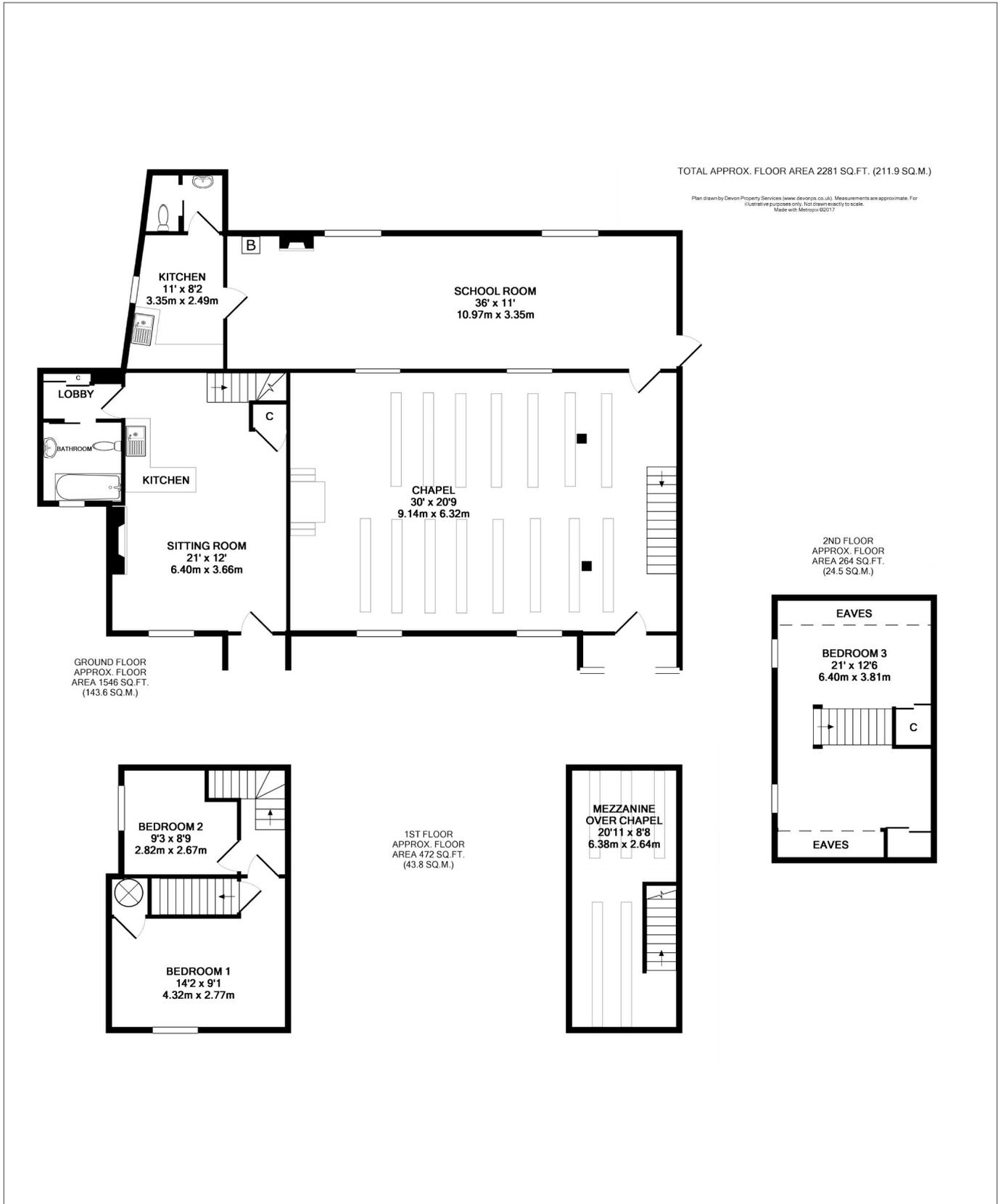
### DIRECTIONAL NOTE

From Okehampton proceed out of the town in a north easterly direction taking the B3215 Crediton Road. After approximately 4 miles turn left at Belstone Corner just before the Railway Bridge signposted to Sampford Courtenay. At the mini roundabout turn right onto the A3072 and after approximately 1 mile fork left to North Tawton and turn left again for Winkleigh. Continue to the village of Winkleigh, continuing on the A3124 towards Torrington. Proceed through Dolton Beacon and upon entering the village of Beaford the property will be found in the centre of the village upon the right hand side.

### SERVICES

Mains Electricity. Water and Drainage.





11 Charter Place, Market Street, Okehampton, Devon, EX20 1HN  
**Tel:** 01837 659420  
**Email:** okehampton@stags.co.uk