









# CHAPEL COTTAGE

Cotts, Weir Quay, PL20 7BW

*Formerly a chapel, a unique character property  
in a tranquil and desirable setting and enjoying  
distant Tamar Valley views*



Refurbished & Extended with Contemporary Interior

Three Bedrooms

20ft Living Room with Woodburning Stove

Open Plan Kitchen & Dining Room

Attractive Good Size Gardens

Parking for Three Reasonable Sized Cars

**OIEO £500,000**



**19 Fore Street  
Bere Alston  
Devon  
PL20 7AA**

[mansbridgealment.co.uk](http://mansbridgealment.co.uk)



### SITUATION AND DESCRIPTION

Situated in an incredibly tranquil and desirable setting within an Area of Outstanding Natural Beauty and with distant views across the Tamar Valley, attractive good size gardens and recently refurbished/extended contemporary interior. This unique property was formerly a chapel with character features exposed creating an internal space which harks back to the past. The current owner has improved the home over the years since purchased. There is parking for three reasonable sized cars along the front elevation and a side gate access into the rear garden. The rear garden gently slopes with attractive plants, shrubs and wildflowers. There is also a sunny terrace which is next to the series of double doors that run along the rear of the house.

The property has been improved with PVCu double glazed windows and doors which have a wood effect finish. There is also a wood burning stove in the main living room and central heating along with underfloor heating. The house requires minor areas to be finished but is overall very much a wonderful home.

This individual property is entered by a porch and in turn into a sizeable entrance hall. There is a shower room off the hall with a WC. The main living room looks out to the garden and views by two sets of double doors which lead onto the terrace. An open plan kitchen and dining room is a particular feature with large skylight sited over the central workspace. The kitchen is very stylish with fitted cupboards and appliances to suit most people's needs and those who love to entertain with family and friends. Again, modern doors exit the rooms to the garden and the front driveway.

To the first floor is a spacious landing which has been used as a home office area. This floor really does demonstrate the building's past with arched beams and exposed character. The main bedroom has a dual aspect and offers elevated views across this idyllic area. There are two further double bedrooms, one of which is currently used as an office and the other has large built-in cupboards for mass storage. The bathroom offers a lovely walk-in shower and roll top bath with further stylish fittings.

The home is just up the road from the beautiful and historic Weir Quay where there is a boat yard which offer moorings and a public slipway. There is no risk of flooding as the property is several fields away up the hillside. The village of Bere Alston is also close with a train station which links to Plymouth in around 20 minutes and a number of shops, butchers, pub, hairdressers, pharmacy, doctors surgery, bus service, churches, and primary school. Bere Ferrers is on the peninsula and is a few miles away on the edge of the Tavy River with a lovely quay and The Plough Inn pub plus a further train station. The area has an abundance of walks where you don't meet a soul and can be considered a very special area. on the edge of Devon.







## ACCOMMODATION

Reference made to any fixture, fittings, appliances or any of the building services does not imply that they are in working order or have been tested by us. Purchasers should establish the suitability and working condition of these items and services themselves.

The accommodation, together with approximate room sizes, is as follows:

### ENTRANCE PORCH

### ENTRANCE HALL

### CLOAKROOM

### LIVING ROOM

20' 0" x 15' 1" (6.1m x 4.6m)

### DINING ROOM

15' 1" x 9' 9" (4.6m x 2.97m)

### KITCHEN/BREAKFAST ROOM

16' 2" x 11' 9" (4.93m x 3.58m)

### FIRST FLOOR

### LANDING

### BEDROOM ONE

15' 3" x 10' 2" (4.65m x 3.1m)

### BEDROOM THREE

12' 0" x 9' 7" (3.66m x 2.92m)

### BEDROOM TWO

15' 2" x 7' 9" (4.62m x 2.36m)

### FAMILY BATHROOM





#### SERVICES

Oil fired central heating, private drainage, mains water and electricity.

#### OUTGOING

We understand this property is in band 'tbc' for Council Tax purposes.

#### VIEWING

Strictly by appointment with MANSBRIDGE BALMENT on 01822 840606.

#### DIRECTIONS

From our Bere Alston office proceed toward Weir Quay. After going over the railway bridge turn left signposted to Weir Quay and follow the lane. After a short distance and down the hill take the right hand turning at the crossroads. The property will be found on the left.



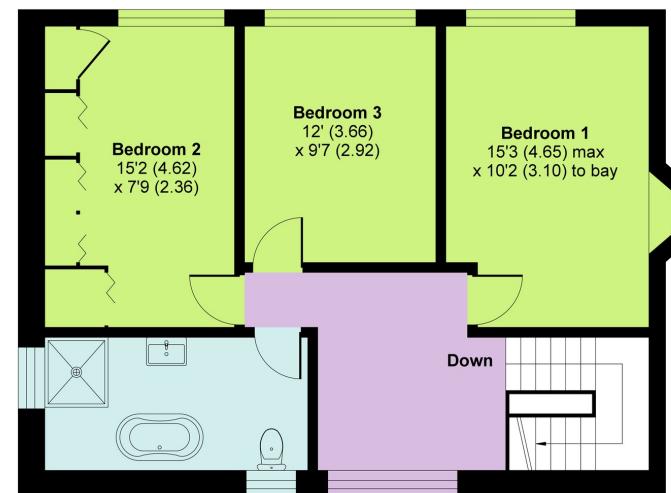




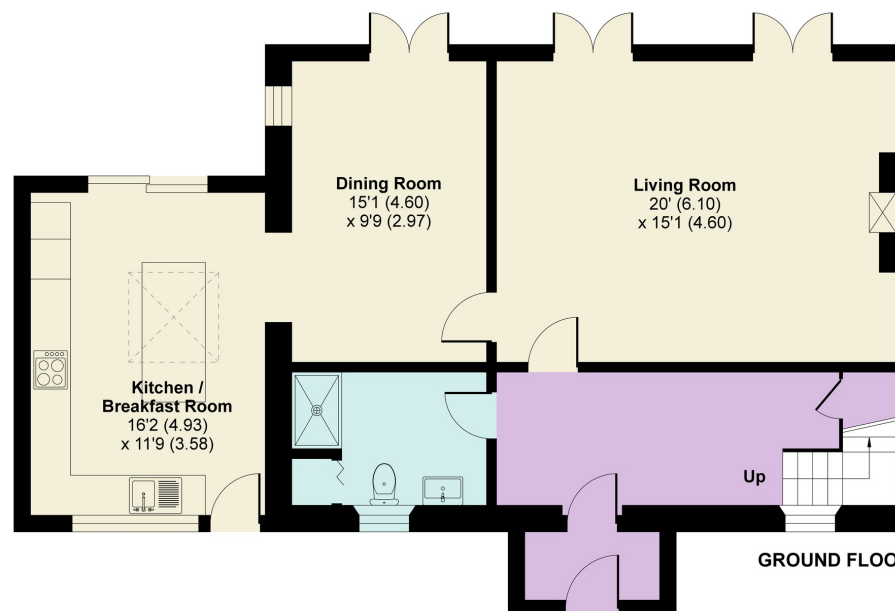
## Bere Alston, Yelverton, PL20

Approximate Area = 1596 sq ft / 148 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Mansbridge Balment. REF: 758755



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\* PL19, PL20, EX20