



£385,000

The Old Chapel Abbey Hill Lelant

Town House | 2 Bedrooms | 4 Bathrooms

07751 768888 or 01736

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Step Inside

Key Features

- ICONIC CHAPEL CONVERSION
- SOUGHT AFTER VILLAGE LOCATION
- 2 BEDROOM / 2 EN SUITE TOWNHOUSE
- OFFICE / MEZZANINE
- A LARGE STORAGE ROOM & UTILITY
- GROUND FLOOR SHOWER ROOM/WC
- ORIGINAL FEATURES - QUALITY FINISH
- EPC (PREDICTED) C - LEASEHOLD (new 999Yrs) - COUNCIL TAX TBC
- H2 IN PLACE - PLEASE CALL FOR DETAILS

Property Description

The Old Chapel in Lelant is currently being sympathetically restored with thought and care, to provide four character-filled townhouses in this iconic building. The conversion is nearing completion and has to be seen to truly appreciate the quality of work and detail that has gone into it.

Main Particulars

No 2 The Old Chapel Lelant is a carefully planned stylish conversion over 4 floors, providing 2 bedrooms with en suites on the first floor, an open plan kitchen/dining room with vaulted ceiling, a living room and WC on the second floor with spacious storage rooms and a shower room on the ground floor. There is a mezzanine/loft space on the top floor, with exposed original timbers, which would make an ideal home office. All the beautiful, detailed features and character of this iconic village chapel have been preserved and enhanced. There is an H2 restriction on the property - please call for further details.

From the entrance of the building, striking timber double doors - open into

Entrance Lobby

Door into

Entrance Hall

Handmade oak stairs to the first floor. Slate Floor.

Doors to

Storage Room 1 2.52 x 2.15m

Sash window to the side aspect with a deep reveal. This room will house the wall-mounted mains gas Worcester boiler and pressurised water cylinder. There will be a sink with storage cupboards under and a white quartz worktop. Space and plumbing for a washing machine and dryer.

WC/Shower Room

There will be a large shower with extract over, a close coupled WC, and wall mounted wash hand basin. Radiator. Downlighters. Slate Floor.

Storage Room 2 3.7m x 3.61m

Sash Window to the side aspect with a deep reveal.

First Floor

Bedroom 1 (Master) 3.6m x 2.98m

Window to the side aspect with a deep reveal and a window to the front aspect with stained glass panels. Alcove for a built-in cupboard. Downlighters.

Door to

En suite Bathroom/Shower Room

Fully tiled shower enclosure with glass door, sink with double drawer vanity unit under, close coupled WC, and large bath. Contemporary radiator.

Bedroom 2 4.4m x 2.m

Sash window to the side aspect with a deep reveal. Door to

En suite Shower Room.

Shower, close coupled WC, and sink with vanity unit. Radiator.

SECOND FLOOR

Kitchen / Dining Room 4.4m x 2.6m

Kitchen

Range of fitted kitchen units with oven, ceramic hob, and extractor over. Space for fridge/freezer. Open to the roof space. 2 x Velux.

Dining Area

Sash window to the side aspect with an arch and deep reveal. Vaulted ceiling up to the mezzanine area. Wood floor.

WC

Close coupled WC. Wash hand basin.

Living Room 4.53m x 3.5m

There are beautiful feature windows in this room, to the side and front (with stained glass panels) with deep reveals, these will have glass balustrades. Downlighters. Wood Floor.

THIRD FLOOR

Large Mezzanine/Loft Space

Velux windows in the roof and exposed original timbers - an ideal home office. There will be glass balustrades.

AGENTS NOTE

A new 999 year lease will be granted on completion

Service Charge/Management Fee (covering Buildings Insurance) will be charged at £0 for Year 1 – then £200.00 for Years 2 & 3 – to be reviewed after. Ground rent -

peppercorn.

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The Old
Chapel
Stained Glass
Window





This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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PREDICTED ENERGY ASSESSMENT

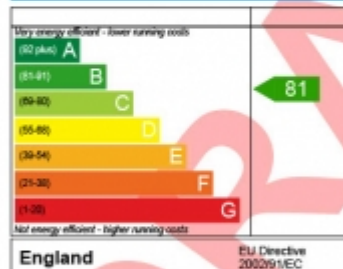
Design SAP
elmhurst energy

Dwelling type: Flat, End-Terrace
Date of assessment: 17/06/2019
Produced by: Morgan Wildman
Total floor area: 137.42 m²

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

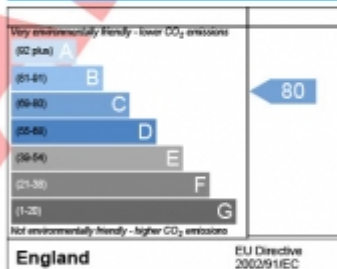
The energy performance has been assessed using the Government approved SAP2012 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating

Environmental Impact (CO₂) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of

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