

£275,000 Guide Price

The Old Chapel, Abbey Hill, Lelant

Town House | 1 Bedroom | 2 Bathrooms



# **Step Inside**

# **Key Features**

- ICONIC CHAPELCONVERSION
- SOUGHT AFTER VILLAGE LOCATION
- TOWN HOUSE OVER 3 FLOORS

- OPEN PLAN LIVING/KITCHEN / DINING ROOM
- BEDROOM, MEZANNINE,& 2 BATHROOMS
- OFFICE & UTILITY

- MANY BEAUTIFUL
  FEATURES RETAINED
- COUNCIL TAX TBA EPCC LEASEHOLD (new 999yrs)
- H2 IN PLACE PLEASE CALL FOR DETAILS

# **Property Description**

The Old Chapel in Lelant is 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**

The Old Chapel Lelant is a carefully planned, stylish, and sympathetic conversion of this iconic building into four separate townhouse properties,

One of the outstanding features of this property is the mezzanine/loft space on the top floor, with exposed original timbers, which would make an ideal home office. There is an open-plan living, kitchen/dining room on the second floor, with a bedroom and bathroom on the first floor. A good-sized storage room, utility, and a shower room/WC on the ground floor. The beautifully detailed character of this village chapel has been preserved and enhanced.

There is an H2 restriction on the property - please call for further details.

This unit is nearing completion - please call for further details, we will be happy to give you the latest information.

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

# **Communal Entrance Lobby**

Door into

#### **Entrance Hall**

Handmade oak stairs to the first floor.

Doors to

# Storage Room/Office 2.44m x 2.9m

Sash window to the side aspect with a deep reveal.

#### **WC/Shower Room**

Shower with extract over, close coupled WC, and wall-mounted wash hand basin. Radiator. Downlighters.

# Utility Room 1.69m x 1.67

Wall-mounted mains gas Worcester boiler. Sink with storage cupboards under and worktop. Space and plumbing for a washing machine and dryer.

#### First Floor

Stairs to 2nd Floor. Doors to

#### **Shower Room**

Fully tiled shower enclosure, sink with double drawer vanity unit under, close coupled WC. Contemporary radiator.

## Bedroom 3.2m x 2.67m (widening to 4.44m)

Window to the side aspect with a deep reveal. Downlighters.

#### **SECOND FLOOR**

### Kitchen / Dining Room /Living Room 4.55m x 4.46m

#### Kitchen Area

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/Living**

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

Stairs/steps from the living room to

## 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.

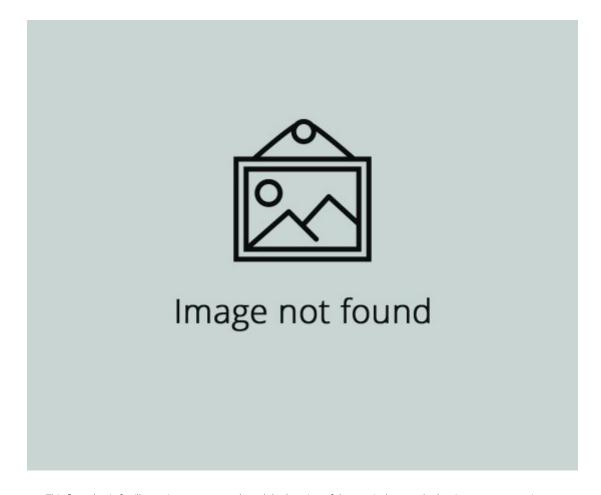
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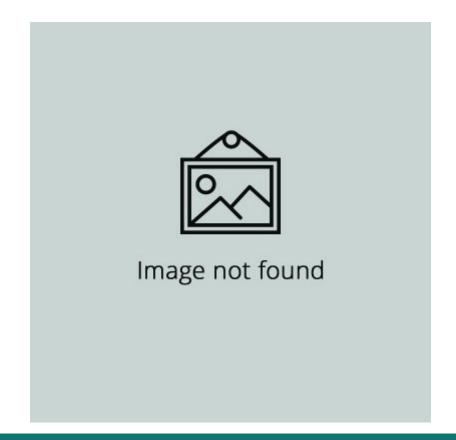






This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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Telephone: 07751 768888 or 01736 397274

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