



£275,000 Guide Price

The Old Chapel, Abbey Hill, Lelant

Town House | 1 Bedroom | 2 Bathrooms

07751 768888 or 01736

SALT

[www.saltestateagents.co.uk](http://www.saltestateagents.co.uk)



# Step Inside

---

## Key Features

- ICONIC CHAPEL CONVERSION
- 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 - EPC C - 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.

**IMPORTANT NOTICE** Salt Estate Agents Ltd, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or

warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Salt Estate Agents Ltd has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.





Image not found

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

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2025 12823150 Registered Office: , Cornwall





Image not found

Telephone: 07751 768888 or 01736 397274

SALT

---

[www.saltestateagents.co.uk](http://www.saltestateagents.co.uk)