

1 Meadow Court,

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Stithians, Nr Falmouth, Cornwall TR3 7AX

Truro - 10 miles. Falmouth - 9 miles. Portreath - 8 miles.

A rare opportunity to purchase a superb, four bedroom chapel conversion in ever popular Stithians with no onward chain.

- Beautiful Chapel Conversion
- Open-plan Living Space
- Parking 2/3 Cars
- Highly Soughtafter Village
- Freehold
- Four Bedrooms
- Private Garden
- Grade II Building
- Bespoke Kitchen + AGA
- Council Tax Cand - C

Guide Price £395,000

SITUATION

The property is positioned on Hendra Road, just a short walk from the village centre of Stithians, ideally located with scenic countryside walks and trails accessible directly from your doorstep and close to the lake, nature reserve, and the popular Seven Stars Inn.

The thriving village of Stithians offers a traditional range of everyday amenities including a general store and Post Office, primary school, church and pub. The village enjoys a strong sense of community, hosting regular farmers markets alongside active choirs, a brass band, cricket club, and a playing field with tennis courts.

Stithians Lake provides an excellent range of outdoor and water sports facilities, including sailing, windsurfing, stand-up paddle boarding, wing foiling, kayaking, rowing, and fishing. There are also club facilities, a café, and seasonal camping available, making this an ideal location for those seeking an active outdoor lifestyle in a beautiful rural setting.







DESCRIPTION

A rare opportunity to acquire this distinctive four bedroom (master en-suite) family home, forming one of just six residences within this striking Grade II listed former Wesleyan chapel. Believed to have been imaginatively converted in the early 2000's, the property is part of a thoughtfully curated heritage development, occupying a delightful position on the fringes of the ever popular semi-rural village of Stithians. This unique home successfully combines period character with modern day practicality, benefiting from double glazing, central heating and contemporary white sanitaryware to both the family bathroom and en-suite. At the same time, it sympathetically retains many of its original architectural features including impressive high ceilings to the first floor and magnificent tall arched windows that flood the accommodation with natural light. Beautifully presented throughout, this exceptional home must be viewed internally to fully appreciate its character, space and quality of finish.

ACCOMMODATION

Main entrance hall, inner hall with stairs rising, bespoke kitchen/ diner with electric Aga opening to the sitting room, ground floor w.c and a utility room/ laundry. To the first floor landing, four bedrooms, en-suite to the master and stylish family bathroom.

OUTSIDE

Approached from the residents car park with allocated parking spaces, the private garden is accessed via a timber gate, opening onto a charming patio style garden. The garden is predominantly laid with decorative bark chippings and features a paved pathway, complemented by attractive shrub, tree and flower borders. A timber potting shed and courtesy lighting further enhance this delightful outdoor space.

Noteworthy is the convenient access from the parking area, via the garden,directly into the home via the utility room entrance or French doors.

SERVICES

Mains electricity, drainage and metred water are connected. Oil central heating via radiators. Listed building - Yes. Broadband: Basic up to 16 Mbps Superfast up to 49 Mbps and Ultrafast up to 1000 Mbps are available (Ofcom). Mobile phone: 02, Vodaphone, Three and EE are likely (Ofcom). Council Tax Band – C. Flood Risk - Very low.

VIEWINGS

Strictly and only by prior appointment with Stags' Truro office.

DIRECTIONS

The property is located just outside the village of Stithians. From the centre of the village proceed north/west towards the Church on Church Road which then becomes Hendra Road, after a short distance the property will be found on the right hand side identified by our Stags for sale sign.

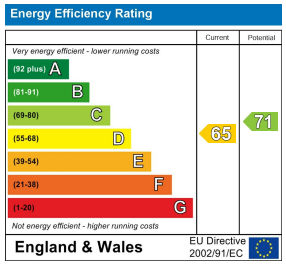






IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.





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