STAGS



The Old Chapel

The Old Chapel, Higher Bal, St Agnes, Cornwall, TR5 0ND







St Agnes ½ mile The Beacon 1 mile Trevaunance Cove 1 mile A30(T) 4 miles Truro 9 miles

A previously converted detached Chapel which has recently been the subject of a comprehensive and well advanced renovation programme

- GUIDE PRICE £395,000 to £425,000
- Favoured Posdition Good Access to Coast Path & Area Walks
- Ocean & Countryside Views
- Sunny Courtyard
- Off-Road Parking
- Hall, 2 Bedrooms & Bathroom
- Reverse Level Open-Plan Living
- Useful Utility Outbuilding
- Freehold
- Council Tax Band C

Guide Price £395,000

SITUATION

The Old Chapel being situated in an Area of Outstanding Natural Beauty and World Heritage Site at the popular small hamlet of Higher Bal about ½ mile to the north-west of St Agnes, is therefore ideally positioned to access the town as well as numerous coastal walks of the area, walks on the Beacon and the surfing beaches of Trevaunance Cove and Chapel Porth.

There is a junction to the new A30(T) dual carriageway at Chiverton Cross about 4 miles to the south and the cathedral city of Truro, being the commercial and retail centre of Cornwall, is about 9 miles to the south. At Truro there is a station on the London Paddington line.

THE OLD CHAPEL

Purchased by the current owner in 2018 as a two-bedroom converted chapel in need of updating and repair, the current owner has embarked upon a good quality total renovation project to the exterior and interior of The Old Chapel, as well as improvements to a useful outside Utility Outbuilding.

Today the renovation works of a high standard are incomplete, but well advanced. The sale therefore presents an opportunity for a purchaser to take on and apply their own tastes and styles in completing the project. As the attached floor plan shows, the proposed accommodation is reverse level – as was the previous conversion – with, on the ground floor, an Entrance Porch, Entrance Hall with turning stairs off to the first floor, two Bedrooms and a Bathroom. The first floor presents an open-plan Kitchen, Dining and Living Room, with a quadruple aspect fully enjoying the views of the area and the sea.

Highlights of work which has been carried out to the current stage include:-

Reinforced concrete ring beam to secure all four walls and create a stable base for new roof timbers, slates and Velux windows
Installation of 3 kW roof solar panels
New Heritage look windows
Ground floor level screed and damp-proofed
Repairs to both gable ends
Internal walls rendered with marine grade tanking render from Cornish Lime and finished with KA tanking slurry
All exterior cement render removed to exposed stone and walls repointed with breathable Cornish Lime products
All new internal stud framing, floor joist and flooring installed
Presentation of the building structure for the utility outbuilding

Outside are parking and gardens areas, as well as a useful Utility Building

VIEWING

Strictly and only by prior appointment with Stags' Truro office on 01872 264488.

SERVICES

Mains water, electricity and drainage connected. Double-glazed. Heating - to be decided. Photovoltaic panels attached to the roof - currently unconnected. Broadband: Standard and Superfast available (Ofcom). Mobile telephone: 02, EE, Three and Vodaphone limited inside and 02, Three, EE and Vodaphone good outside (Ofcom).

DIRECTIONS

From the centre of St Agnes, by the St Agnes Hotel, take Trevaunance Road towards Higher Bal. Ignore the turning to the right towards The Beach and about a further 100 yards bear to the left towards Wheal Coates and The Beacon. Drive through the relaxed speed limit sign and continue up the hill towards the chimney stack. At the crossroads turn right (unsignposted) and The Old Chapel will be seen on the left-hand side after a short distance.


PEEL CLEAN XTRA
EGGER

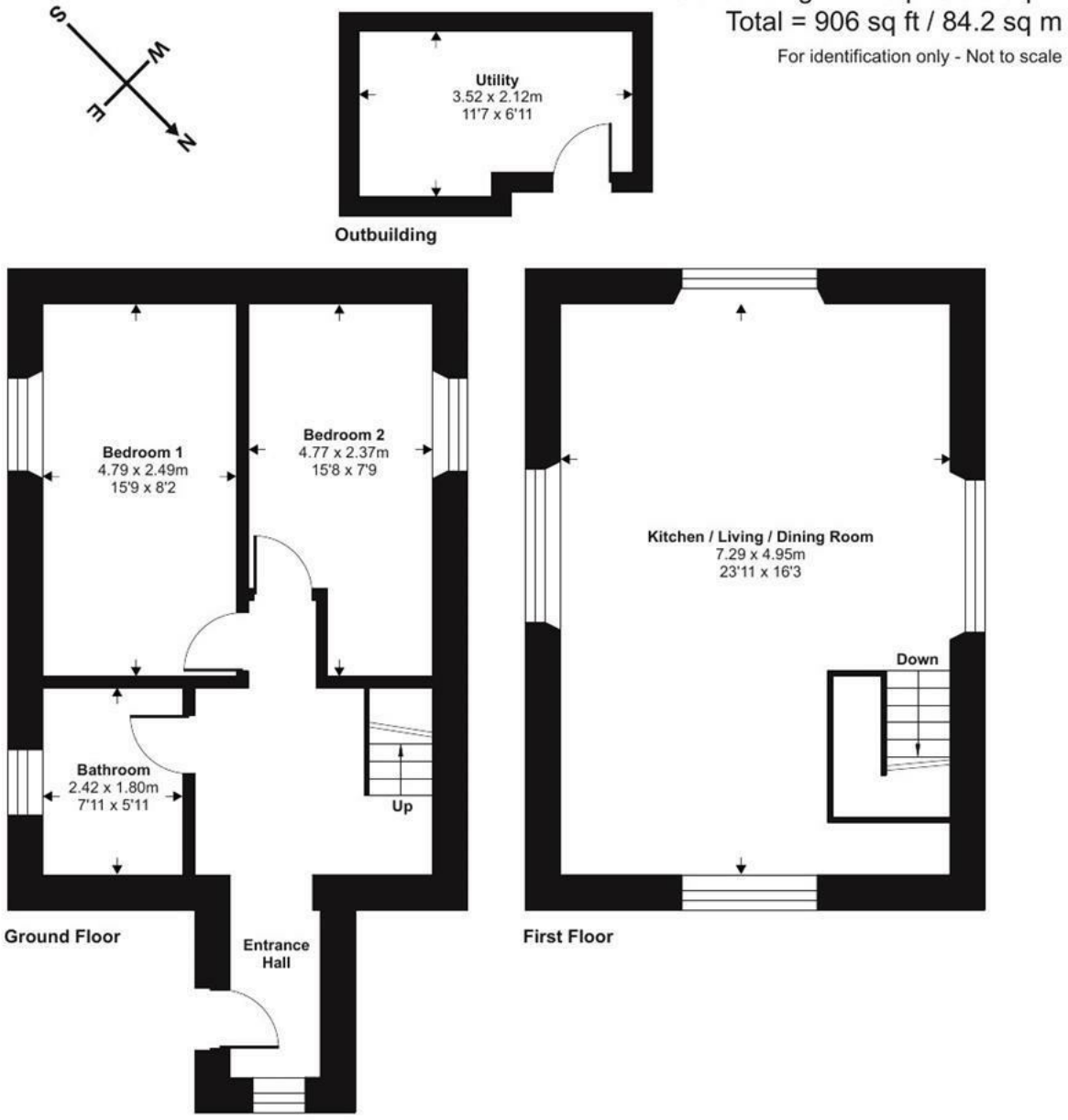






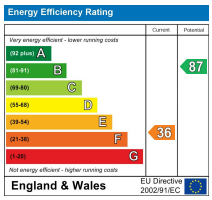

UNILIN
PEEL CLEAN XTRA

Approximate Area = 832 sq ft / 77.2 sq m
Outbuilding = 74 sq ft / 6.8 sq m
Total = 906 sq ft / 84.2 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Stags. REF: 1321090

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.



61 Lemon Street, Truro, TR1 2PE
01872 264488
truro@stags.co.uk
stags.co.uk