

CHRISTOPHERS

ESTATE AGENTS



An opportunity to purchase a delightful, Grade II listed former Methodist Chapel with attached Sunday School in the Cornish hamlet of Trewennack.



Situated in the Cornish hamlet of Trewennack is this spacious, former Methodist Chapel with attached Sunday School. Having been at the heart of the community for many years, the property is now being sold by means of informal tender and offers great potential for development subject to any necessary planning permissions and consents including listed building approval

In brief, the chapel comprises an entrance porch, main chapel area, kitchen, w.c. and a boiler room. The Sunday School building comprises a hall, main Sunday School room, kitchen, w.c., disabled w.c. and a teaching room.

Trewennack is a rural hamlet a short distance from the market town of Helston. The hamlet is renowned for its well established horticultural show. More extensive amenities can be found in the nearby town of Helston with many national stores, supermarkets, cinema, sports centre, with indoor swimming pool, and both primary and secondary schooling.

MAIN CHAPEL BUILDING

STEPS UP AND DOUBLE DOORS TO

ENTRANCE PORCH 2.67M X 1.91M (8'9" X 6'3")

With decorative arch window to the front. Step up and door to

CHAPEL 11.89M X 9.37M (39' X 30'9")

A large former chapel room which has a triple aspect with arch windows. Complete with tiered pew seating, choir stalls, pulpit and pipe organ. This large room has great potential. Steps down

HALL

With door to the kitchen, w.c., outside and door to

BOILER ROOM

Housing the boiler.

W.C.

With low level w.c., wall mounted wash basin with tiled splash back and a frosted window to the rear.

KITCHEN 4.19M X 3.12M NARROWING TO 1.98M (13'9" X 10'3" NARROWING TO 6'6")

A small working top area incorporates a sink unit with drainer, cupboards and drawers under and wall cupboard over. There is an outlook to the rear.

SUNDAY SCHOOL

Door to

HALL

With door to the main Sunday School building and a sloping floor with doors to a w.c., disabled w.c., external door to the outside, steps down to the inner hall and outlook to the rear and side.

SUNDAY SCHOOL 10.59M X 6.48M (34'9" X 21'3")

A dual aspect room with beamed ceilings which is partially split level with a door to the outside, hallway and door to

KITCHEN 3.89M X 2.74M (12'9" X 9')

Comprising working top surfaces incorporating two one and a half bowl sink units with drainers and mixer taps over, cupboards and drawers under and wall cupboards over. There is space for an oven and there is a hot water wall mounted heater. There is an outlook to the hallway, partially tiled walls and access to the loft.

INNER HALL

Door and steps down to

TEACHING ROOM 9.30M X 5.33M NARROWING TO 4.27M (30'6" X 17'6" NARROWING TO 14')

With outlook to the side and a door to the basement storage area which runs underneath the main chapel building.

W.C.

With low level w.c., wall mounted wash basin with tiled splash back, water heater and a frosted window to the rear.

DISABLED W.C.

With low level w.c., wall mounted wash basin, tiled splash back and a water heater.

AGENTS NOTE ONE

For sale by means of informal tender. Best and final offers by midday on Friday 16th April 2021.

AGENTS NOTE TWO

The Grade II listed information can be found at www.historicengland.org.uk and entering list number: 1162594

SERVICES

TBC

VIEWING

To view this property or any other property we are offering for sale, simply call the number on the reverse of these details.

DIRECTIONS

From Helston take the A394 towards Falmouth. After approximately one and a half miles you will enter the hamlet of Trewennack. As you drive through Trewennack on the main road just as you are about to leave the hamlet, the property will be found on your right hand side.

ANTI MONEY LAUNDERING REGULATIONS - PURCHASERS

We are required by law to ask all purchasers for verified ID prior to instructing a sale.

PROOF OF FINANCE - PURCHASERS

Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

DATE DETAILS PREPARED

10th March 2021.

TREWENNACK METHODIST CHAPEL AND SUNDAY SCHOOL, TREWENNACK, HELSTON, INFORMAL TENDER £150,000

IMPORTANT AGENTS NOTES: Christophers Estate Agents for themselves and the vendors or lessors of this property confirm that these particulars are set out as a general guide only and do not form part of any offer or contract. Fixtures, fittings, appliances and services have not been tested by ourselves and no person in the employment of Christophers Estate Agents has any authority to give or make representation or warranty whatsoever in relation to the property. All descriptions, dimensions distances and orientation are approximate; they are not suitable for purposes that require precise measurement. Nothing in these particulars shall be taken as implying that any necessary building regulations, planning or other consents have been obtained. The photographs show only certain parts and aspects of the property which may have changed since they were taken. It should not be assumed that the property remains exactly the same. Intending purchasers should satisfy themselves by personal inspection or otherwise to the correctness of each of the statements, which are given in good faith but not to be relied upon as statements of fact. If double glazing is mentioned in these details purchasers must satisfy themselves as to the amount of double glazed units in the property.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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