



CHAPEL HOUSE

CHAPEL PLACE, MOUSEHOLE, NR. PENZANCE, CORNWALL


LILLICRAP CHILCOTT
THE CORNWALL ESTATE AGENT





LILICRAP CHILCOTT
THE CORNWALL ESTATE AGENT

CHAPEL HOUSE

Chapel Place, Mousehole, Nr. Penzance, Cornwall,

A simply amazing conversion of a detached Grade II Listed former Methodist chapel transformed into a home for our clients about 25 years ago to designs by the late Barry Briscoe including an almost entirely open-plan upper floor facing out over the village to the sea. This magnificent property extends to about 3,500sq.ft. currently organised with 4 bedrooms including a ground floor apartment and vast artist's studio space, with two courtyard gardens and parking, in the heart of Mousehole only 150 yards from the harbour and beach.

SUMMARY OF ACCOMMODATION

Ground Floor: reception hall with two staircases, separate wc, huge artist's studio, workshop/further studio, store room. Double bedroom, shower/laundry room. Self-contained apartment including large kitchen/dining/sitting room, double bedroom, shower room and sun room. Further staircase to the first floor from the rear of the building. Adaptable room layout allowing the apartment to be either 1 or 2 bed roomed with 1 or 2 bathrooms.

First Floor: vast semi open-plan space divided by changes in floor height and a central 'pod' including drawing room, dining room, sitting room and kitchen. Pod containing bath/shower room and stairs up to a bedroom in the roof space. Further bedroom in rear wing.

Outside: parking space (potential to create further parking), front and side courtyard gardens facing south east and west.

Viewing strictly by appointment through the vendor's Sole Agent:

Lillicrap Chilcott

Landrian House, 59-60 Lemon Street, Truro, TR1 2PE.

Tel: 01872 273473 **Fax:** 01872 273474

Email: sales@lillicrapchilcott.com

www.lillicrapchilcott.com





LOCATION

Mousehole is an extremely sought after, charismatic, classic south Cornish fishing village set around a sandy harbour with thick walls protecting the beach and active fishing fleet as well as giving shelter creating a real suntrap. The village is a stunning collection of beautiful period fishermen's cottages and houses scattered around the harbour and the quaint twisting streets behind. The village is also famed for its harbour Christmas lights and Stargazy pie !

Slightly further to the south west is Lamorna Cove and valley, famed for its potteries and beyond this is beautiful Porthcurno and the world renowned clifftop Minack Theatre perched above it. The area is scattered with delightful coves and rugged cliff top

walks as well as surfing along the south and north coast and kite surfing, windsurfing and dinghy sailing from Marazion.

Around a mile along the coastal road to the north east are the towns of Newlyn and Penzance which is regarded as the capital of West Cornwall, with excellent services. Newlyn is famed for its art galleries, fishing fleet and fish market, whilst Penzance has a much broader range of shopping facilities with local and national retailers in the heart of the town and several supermarkets on the outskirts. Penzance also has private and secondary school education facilities, a hospital, mainline railway terminus (Paddington around 5½ hours) and a ferry service to the Isles of Scilly.





DESCRIPTION

Chapel House is believed to have been built in 1853 by the teetotal Methodists of the village as Mount Zion Chapel. This handsome Grade II Listed building stands prominently at the head of the pedestrian only Duck Street which leads straight down to the harbourside and beach. The building was bought about 25 years ago as a shell by our clients who then employed the late architect Barry Briscoe, a great friend, to transform the space into a vast and magnificent home which has been lived in ever since.

Approached through the original front entrance one arrives in a full width reception hall with two sets of double doors opening through a glazed topped timber wall to the rest of the ground floor accommodation. Staircases to either side symmetrically rise up to the first floor level which is now the primary living accommodation and quite rightly so as it is filled with light through tall arched windows including three that look out over Mousehole to the sea. A clever use of changing height has created a raised drawing room at just the right level to make the most of these windows with a vast store below it. The remainder of the room rotates around a central timber formed 'pod' creating dining and sitting areas to either side with a kitchen to the rear. Within the pod is a bath/shower room with a bedroom or possibly home office above from where one can look through the building and out to sea. A further double bedroom is found in a wing to the rear and a further staircase descends within this wing to the ground floor.

The ground floor works perfectly for our clients who have created a self-contained apartment that is extremely adaptable allowing it to either have two bedrooms and two shower rooms or one of these bedrooms and shower rooms can be used with the first floor accommodation. Filling the centre of the building, but still filled with light with windows to either side is a huge artist's studio with smaller studio beside and store room. Should a new owner wish to create more bedrooms then there is ample space here.

To the front is a semi circular ornamental garden behind a walled and railing topped frontage and this enjoys the morning sun. The afternoon sun lands within the rear courtyard garden which is open to the south west with differing levels and beside this is a parking space although it appears that there is potential to excavate and create a second parking space, subject to all necessary consents.





THE ACCOMMODATION COMPRISES

(all floor plans and dimensions are approximate)

From the impressive approach at the head of Duck Street a classic pair of painted doors with panelling to either side and large fan light window over open to:-

RECEPTION HALL – 34' wide. Appearing as it would have done as a chapel under a 15' high ceiling with ornate tessellated flooring and full width of the building internal painted and boarded wall with coloured leaded glazing in the top section and with symmetrical staircases to either side. One staircase rising to what is now a cloak room (although the staircase is fully operational but is currently covered over) and the other rising to a door and continuation of the staircase up to the principal living accommodation on the first floor. Beneath one of the stairs is a WC and beneath the other is a cloaks area. Two sets of double doors through the timber wall open to:-

ARTIST'S STUDIO – 34'4" x 18'. Several large high level windows, painted concrete floor with underfloor heating, high ceiling at different levels throughout. Painted panelled door to:-

ART STUDIO 2 / STORE ROOM – 9'8" x 8'7". Very tall window to the side, high monopitched ceiling, internal high level windows lending light to the main artist's studio, painted concrete floor with underfloor heating. Door to:-

HALL. The hall links to the ground floor apartment providing a flexible arrangement where rooms can be added or removed from different parts of the building. Doors to apartment kitchen/dining/living room, shower room and store room.

STORE ROOM – 11'8" x 4'4". High ceiling, extensively fitted for storage.

SHOWER ROOM. Modern curving glazed screened shower enclosure with Mira Sport shower and white tiled surround. White concealed cistern wc, white cantilevered wash basin with chrome mixer tap. Chrome electrically heated towel rail, extractor fan, striplight electric shaver socket over the wash basin.

APARTMENT

KITCHEN / DINING / LIVING ROOM – 24' x 13'. Large window to the courtyard garden at the rear and further very tall window to the side. 8'8" high ceiling extending to 12' high over the kitchen. Heated painted concrete flooring. High level internal windows sharing light with the adjacent bedroom. Fitted grey painted kitchen units under beechwood block worktops with a white Belfast sink and period style chrome mixer tap over.



Apartment Bedroom



Integrated oven/grill with four plate ceramic hob and filter hood over. Space within the units for a dishwasher and larder fridge/freezer. Steps rising up to a half glazed stable door to the sun room and door to:-

BEDROOM 1 – 17' x 10'. Monopitched ceiling rising to 12' high, heated painted concrete floor, high level window to the side and further obscure glazed window to the rear. Period door no longer in use which previously lead back to the artist's studio. Double doors to a fitted wardrobe which backs onto the store room.

SUN ROOM – 12'2" x 5'7". Of painted timber construction with double glazed monopitched roof and windows opening to the courtyard garden. This room faces to the west. Internal window

lending light to bedroom 2 and a half glazed period stable door opens to:-

STAIR HALL. Rear staircase rising to the first floor which can be closed off if letting the apartment or left open if the rooms off this hall are to be included in the main house accommodation. Three tiled steps up to a laundry/wet shower room and door to:-

BEDROOM 2 – 11'6" x 8'8". Window borrowing light through the sun room and half glazed stable door opening to a walkway at the east side of the building. Recessed open fronted shelving and hanging space below the staircase.

LAUNDRY / WET SHOWER ROOM – 10' x 7'5". Obscured window to the west side, fully tiled floor sloping to a floor drain with

white tiled walls surrounding and Mira mixer shower over. White pedestal wash basin with chrome taps, white wc. Space and plumbing for a washing machine and further appliances. Boiler.

FIRST FLOOR

OPEN-PLAN KITCHEN / DINING / LIVING ROOM – 42' x 34' overall. A vast semi open-plan space with distinct areas created by the central 'pod' and a change in floor height to a drawing room area with three tall arched windows dropping to near floor level facing down Duck Street and out to sea with sections of coastline and the harbour also visible. Underneath this raised area is a vast storage space which can be approached from the staircases to either side. Three further huge windows are found to each of the east and west elevations with original leaded stained glass windows to the north with opening sections. The huge spaces surrounding the central 'pod' provide breakfast, formal dining and more relaxed sitting areas with a woodburning stove found on one side. A walk through kitchen is located to the rear of the 'pod' with a mix of exposed wood and painted wood fronted units under wooden worktops with an undermounted white Belfast sink and period style mixer tap over. Integrated oven/grill with four burner gas hob and extractor hood over. Space within the units for a dishwasher and washing machine, space against the rear wall outside of the 'pod' for an American style fridge/freezer. An opening to the east side of the 'pod' leads to a staircase up and a door to:-

BATH / SHOWER ROOM. Glazed screened and white tiled shower enclosure with Mira mixer shower. White enamelled cast iron bath set into a wooden enclosure with period style chrome mixer tap and hand shower over. White wc, white pedestal wash basin with chrome taps. Understair storage, high level leaded window borrowing light from the main accommodation, fitted shelving.

BEDROOM 3 / STUDY – 18'6" x 11'2". Set at the highest point of the building and cleverly designed by Barry Briscoe to allow one to either be seated or lying in bed and look through the building and out of the arched windows to the sea. Huge white painted ceiling timbers, 14'8" high vaulted ceiling with two roof windows. Arched decorative stained glass leaded windows to the north side. Timber balustrading, two fitted wardrobes. As the house is currently lived in by a couple, the bedroom and bathroom within the 'pod' are used as the principal bedroom suite. A door to the rear of the main reception room opens to:-

BEDROOM 4 – 9' extending to 13' x 9'1". Window to the south looking along the side of the building and two windows to the west. Recessed wardrobe and cupboard space over the rear staircase to the ground floor. Lockable door to the rear turning staircase descending to the apartment, sun room and garden.









OUTSIDE

The house is set back from Chapel Place behind a classic granite walled and wrought iron topped frontage with a wide pedestrian gate through cut granite gate piers onto a double width paved pathway leading to the impressive front doors. Planted beds line the front giving privacy and colour. A right of way is enjoyed along the side of the property to gain access to the stable door opening to Apartment bedroom 2 and this is also where the gas cylinders for the cooker are found.

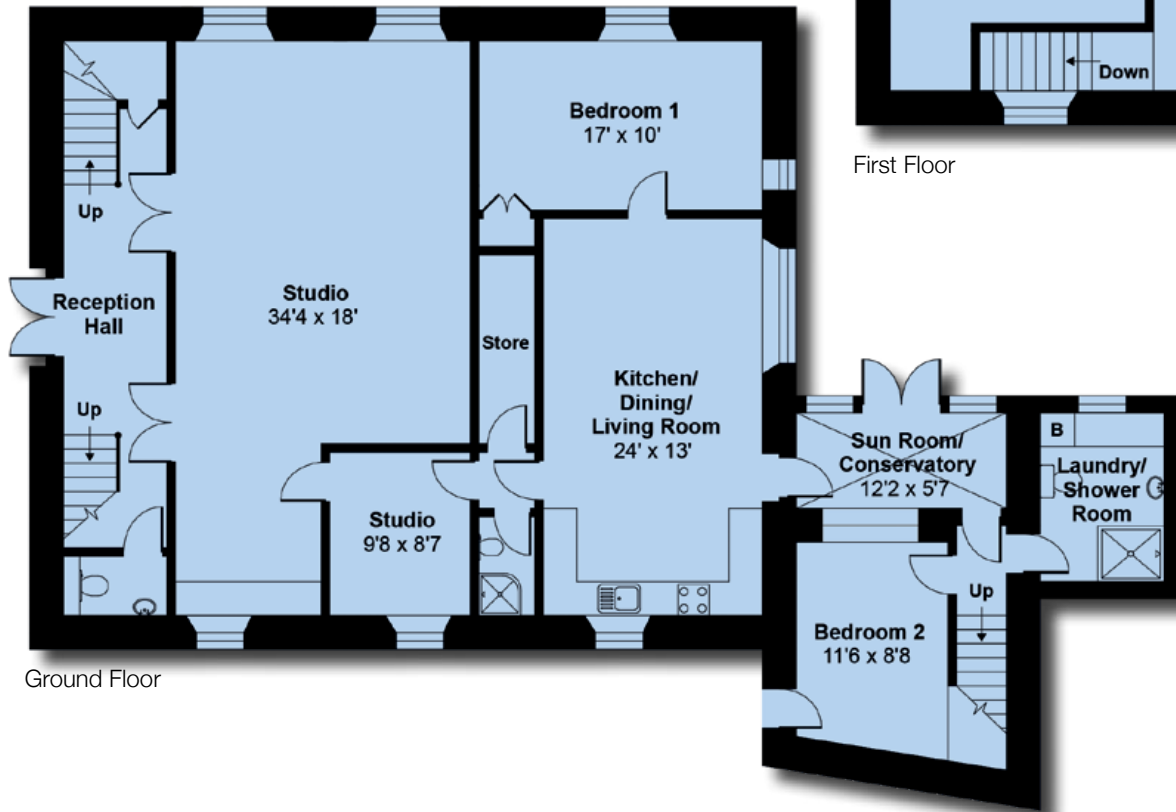
To the rear of the building is a pull in parking space that would currently fit a large car although here is additional space beside it currently housing the oil tank behind a granite wall which, if moved, would create an additional parking space, subject to all necessary consents.

Beyond the parking is a high timber fence providing shelter and privacy for a paved courtyard garden enjoying a westerly aspect. A short fitted ladder rises up to a higher level paved garden with plentiful space for pot plants, further seating and with a planted bed containing a mature camellia. At the end of this is the concealed oil tank.

Chapel House

Total Approx Floor Area: 3561 sq ft / 330.8 sq m

For identification only – Not to scale.





GENERAL INFORMATION

VIEWING – Strictly by prior appointment through: Lillicrap Chilcott, Landrian House, 59-60 Lemon Street, Truro, Cornwall, TR1 2PE. Telephone: (01872) 273473. E-mail: sales@lillicrapchilcott.com.

POST CODE – TR19 6QW.

SERVICES – Mains water, drainage and electricity. Oil fired boiler providing underfloor heating on the ground floor. Propane gas for the kitchen hob. Woodburning stove in the sitting room.

For Council Tax see www.mycounciltax.org.uk.

DIRECTIONS – Upon arriving in Mousehole drive past the car garage and after about 25 yards turn right onto Commercial Road. This bears around to the left and after a short distance Chapel House will be found on the right hand side at the head of Duck Street. We would recommend parking in the car park on the outskirts of Mousehole as you arrive and then walking the rest of the way to the property which will take less than 5 minutes.

AGENT'S NOTE – The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, the appliances and any fixtures and fittings or equipment. All buyers should rely on their own surveys and investigations in connection with any purchase of the property. All measurements, floor plans, dimensions, acreages and distances are approximate only and should not be relied upon for accuracy.

OFFICE OPENING HOURS – Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm. NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		72
(55-68)	D		
(39-54)	E		
(21-38)	F	32	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



THE CORNWALL ESTATE AGENT

www.lillicrapchilcott.com | **01872 273473** | email sales@lillicrapchilcott.com