

LILICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA9631

Offers over £250,000

Church Hall,
Holmans Moor Road, Towednack, St Ives, Cornwall, TR26 3AZ

FREEHOLD



A Grade II Listed former Sunday School, converted to live/work accommodation and now requiring complete renovation, in a blissful setting within walking distance of hilltop and coastal walks and about 5 minutes' drive from St Ives. A remarkable and rare renovation project in a quiet, tucked away location surrounded by glorious countryside offering enormous potential.





SUMMARY OF ACCOMMODATION

Porch, 43'7" x 17' room under 20' high ceiling with mezzanine. Kitchen/dining room, bathroom.

Outside Shallow frontage to the roadside and post box.

DESCRIPTION

Church Hall is a most attractive granite former school building where many now grown-up children would have spent their early years. This Grade II Listed building was given consent in 2003 for conversion into a two bedroomed residential live/work property and was converted although to a poor standard and we would expect almost all purchasers to consider this as a total renovation project. This Grade II Listed building is in an Area of Outstanding Natural Beauty and enjoys a peaceful setting on a little used lane with open south westerly views to the rear over miles of countryside toward several prominent surrounding hills. Various footpaths lead away from the surrounding quiet lanes



providing excellent walking and cycling opportunities with stunning coastal and open sea views.



Currently Church Hall is approached through a porch to the front opening into a vast room extending to 43'7" x 17' under a 20' high ceiling with conservation roof lights. The space is bathed in light through three sets of multi pane windows on either side and there are also woodburning stoves to either end of the magnificent room. To one end is a large mezzanine encased in glass which could form the basis of an excellent home office or bedroom. Beyond this principal room is a generously sized kitchen/dining room and large bathroom beyond, all requiring significant works. Once renovated this will be a very special property indeed.



LOCATION

Towednack is a very small hamlet in glorious west Cornwall countryside that is totally unspoilt. The setting belies this convenient location as it is only about 5 minutes' drive to St Ives and less to the picturesque village of Zennor where there is a pub and access to the South West Coast Path leading over the dramatic clifftop coastline to hidden coves and around to the world famous surfing beach of Pothmeor at St Ives.

St Ives is one of the jewels in Cornwall's crown with golden sandy beaches ideal for surfing and others that are more sheltered including the sandy harbourside with working fishing boats and resident seals. The quaint cobbled streets are filled with fisherman's cottages and many cafés, restaurants and shops. The town and area are renowned for the quality of light reflecting off the sea and are considered a Mecca for artists cemented by the Tate St Ives gallery.



THE ACCOMMODATION COMPRISES **(all floor plans and dimensions are approximate)**

A door from the frontage opens to:-

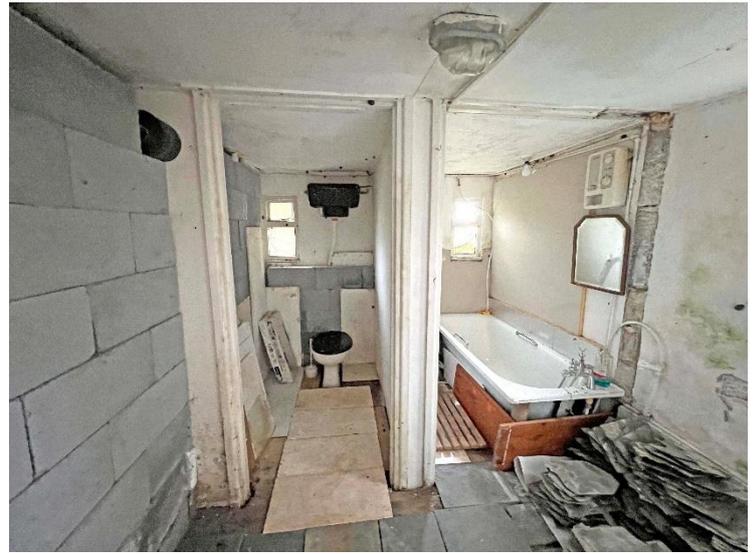
PORCH Part obscure glazed door to:-

ROOM – 43'7" x 17' 20' high ceiling at apex with exposed timbers. Three multi paned secondary glazed sash windows to either side of the building providing beautiful far reaching countryside views and towards to Towednack Church. Two sets of conservation rooflights. Woodburning stoves to either end of the room. Timber staircase to:-



MEZZANINE – 16'7" x 10'5". Overlooking the majority of the main room with most of this space being contained within a glass walled area lit by conservation rooflights.
Door from main room to:-

KITCHEN / DINING ROOM – 17'7" x 12'6" Painted stone walls, tiled floor, multi pane windows to the south east and south west elevations overlooking countryside. Additional door returning to the front elevation. Door to:-



BATHROOM – 9'3" x 7'9" Three small obscured windows, white bath with chrome mixer tap and handheld shower. White wc.

OUTSIDE

To the road front there is a shallow frontage providing space to pull cars in to for parking and it would also provide space for pot plants and outdoor chairs.

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 TR26 3AZ.

SERVICES Mains water and electricity. Private drainage. Two woodburning stoves.

COUNCIL TAX BAND TBC (see www.mycounciltax.org.uk).

DIRECTIONS From the A30 heading west at the roundabout on the far side of Hayle take the exit signed to St Ives driving past Dobbies Garden Centre. Then go straight over at the next mini roundabout and turn left (first exit) at the next mini roundabout. Follow this road through countryside for several miles until reaching a junction at the brow of the hill. Turn left at the junction then almost immediately right onto a countryside lane. Follow this lane for approximately 1 mile and Church Hall will be found on the left hand side just before the driveway to the church and the prominent former vicarage.

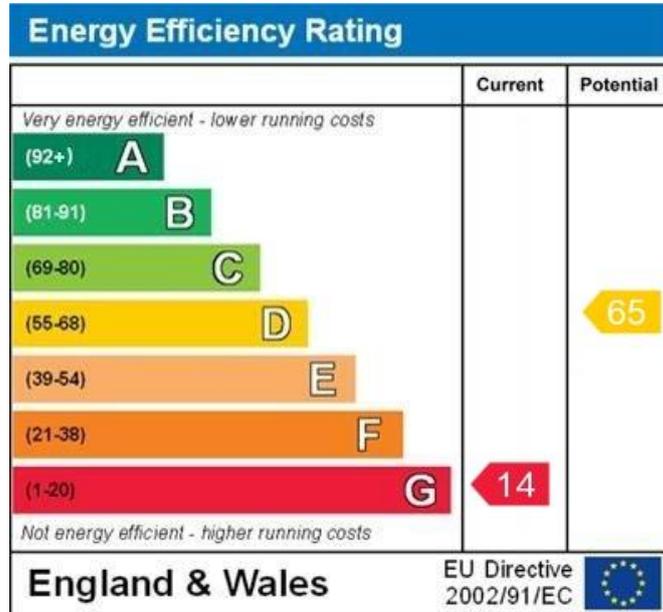
AGENT'S NOTE The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable

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.**

THE PROPERTY OMBUDSMAN

Approved Redress Scheme



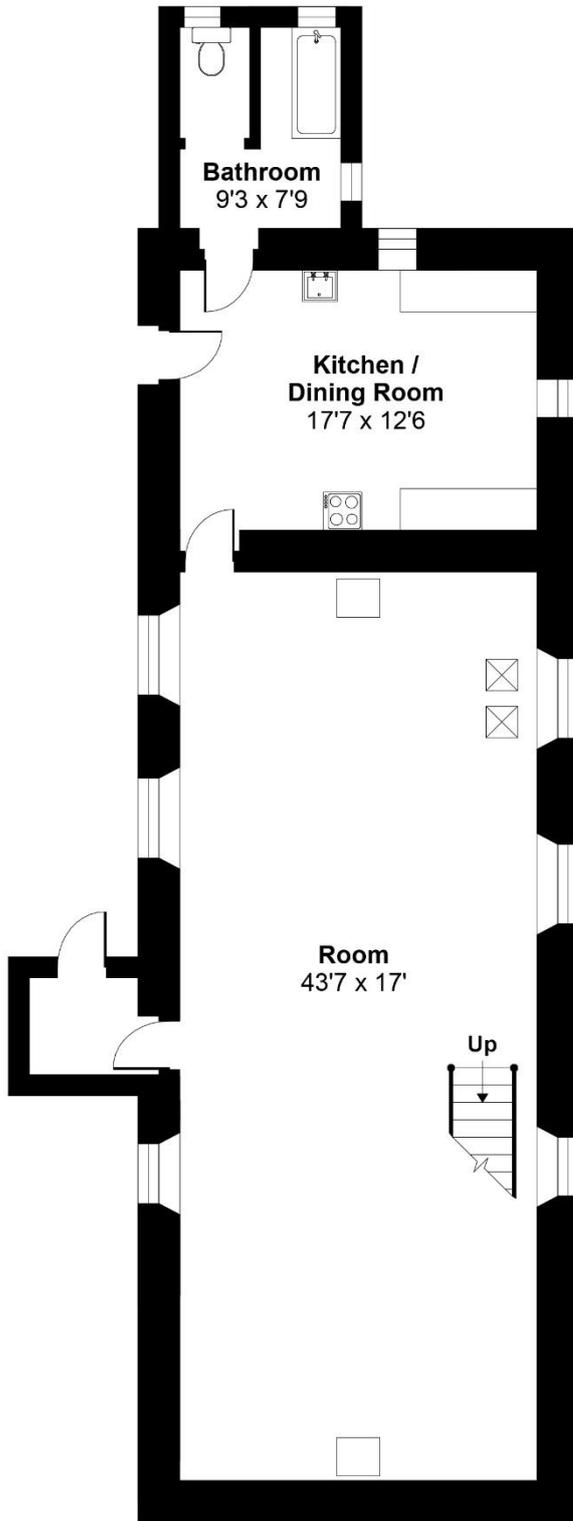
WWW.EPC4U.COM

Not to scale – for identification purposes only.

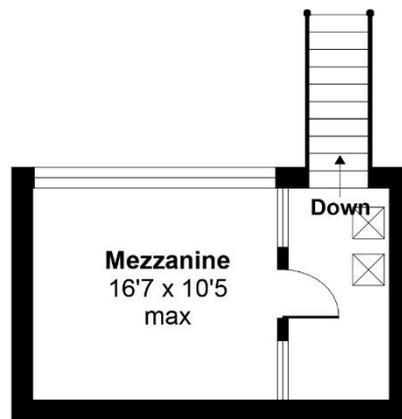
Church Hall, Towednack

Approximate Area = 1298 sq ft / 120.6 sq m

For identification only - Not to scale



GROUND FLOOR



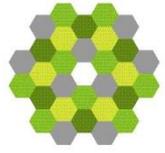
FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n'checon 2023. Produced for Lillcrap Chilcott. REF: 1033416

HM Land Registry
Current title plan

Title number **CL188743**
Ordnance Survey map reference **SW4838SE**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Cornwall**



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