



**Ebenezer Chapel East, Navarino,
North Petherwin, Launceston, Cornwall, PL15 8GW**

Guide Price £225,000 Freehold





A charming period converted former chapel in popular rural village

- No Onward Chain
 - 2 Bedrooms
 - Bathroom
- Open Plan Kitchen/Living Room
 - Courtyard garden
 - Off Road Parking
- EPC D & Council Tax B

SITUATION Located in the village of North Petherwin, which has a primary school, church, village hall and popular woodland walk and café. The town of Launceston is 6 miles distant and offers a range of shops, supermarkets, doctors, dentists and veterinary surgeries together with further educational facilities and testing 18-hole golf courses nearby.

At Launceston there is access to the A30 which links the Cathedral Cities of Truro and Exeter. At Exeter there is access to the mainline railway station serving London Paddington, M5 motorway network and an international airport.

The North Coast is approximately 14 miles away with its sandy beaches and coastal walks.

DESCRIPTION A most imposing mid terrace former chapel of stone construction beneath a slate tiled roof, built in 1863 and successfully converted in the early 2000s, offering a wealth of charm and character.

The accommodation is clearly illustrated on the floorplan and briefly comprises: a shared covered entrance porch with part glazed door into the kitchen/breakfast area with window to front aspect, a range of base and wall mounted units with laminated work surfaces over, inset stainless steel sink with mixer tap and inset 3 ring ceramic hob with extractor over and electric oven under. Space and plumbing for washing machine and dishwasher, space for upright fridge/freezer.

The lounge area has a window to the rear aspect, French doors to rear courtyard garden, wood burner on tiled hearth and understairs cupboard.



Stairs rise to the first floor landing with access to loft space. Bedroom 1 has an attractive arched window to front aspect, and cupboard with shelving and housing the the water tank. Bedroom 2 has an arched window to rear aspect with views to surrounding countryside.

The family bathroom somprises a panel enclosed bath with mixer taps, shower attachment and glazed shower screen, low flush WC and pedestal wash hand basin.

OUTSIDE To the front is off road parking for 1 vehicle with steps leading up to shared covered entrance porch.

The courtyard garden is a most attractive feature with well defined fence boundaries and slate tiled patio, ideal for al fresco dining.



SERVICES Mains water, electric and drainage. Electric radiator heating. Council Tax B. Full EPC available on request. Broadband connected: FTTC. Mobile coverage: visit Ofcom website. Please note the Agents have not tested or inspected these services.

AGENTS NOTE There is planning permission across the road for 3 new build properties and a further single building plot nearby. Please visit the Cornwall Council planning portal for further information www.cornwall.gov.uk/planning.

VIEWINGS Strictly by prior appointment with the vendor's appointed Agents, DJR Estate Agents and Auctioneers.

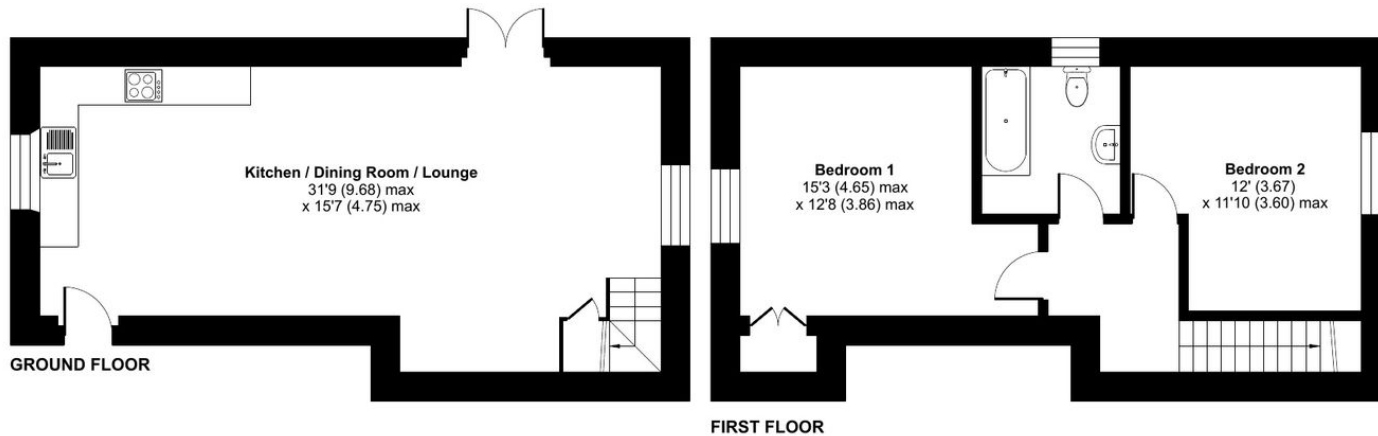
DIRECTIONS

Sat Nav: PL15 8GW

What3Words:/// feeds.gates.removals

Approximate Area = 896 sq ft / 83.2 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 2026. Produced for David J Robinson Estate Agent and Auctioneers Ltd. REF: 1468355

For more information or to arrange a viewing, please contact us:

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