

PERRY BISHOP

AND CHAMBERS

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Former Hatherleigh Baptist Church & Manse

High Street, Hatherleigh, Devon, EX20 3JH Guide: £325,000

A detached Listed former Church building suitable for continued community use, or conversion to commercial or residential uses, (subject to consent) and adjacent detached 5 bed Manse, in need of modernisation in a site amounting to 0.2 acres.

Offers to be received in writing by 12.00 noon on Tuesday, 3 July 2012

Joint Sole agents: Adrian Male Associates - Tel: 01460 281881

www.perrybishop.co.uk

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VIEWINGS

Parties wishing to view the general location of the property may do so at any time. We are arranging open view times for internal inspection as follows:

1. Saturday, 9 June 2012 - 12.30 – 1.30 pm
2. Friday, 15 June 2012 - 2.00 – 4.00 pm
3. Saturday, 16 June 2012 - 9.30 – 10.30 am

DIRECTIONS

The location plan within these sales particulars show the position of the properties within the town of Hatherleigh.

LOCATION

Hatherleigh is a very attractive market town situated in Mid Devon, approximately 8 miles north of Okehampton and about 30 miles from the regional centre of Exeter, where the M5 can also be joined. It sits on the A336 leading north to south through the county, and has good amenities for everyday use, including Post Office, general stores and other retail outlets, highly regarded Primary School, public houses and garage. There is a thriving regular livestock market on the edge of the town.

This property enjoys a quiet position but very close to the centre in a predominantly residential part of the town.

THE PROPERTY

The group of buildings comprises a former Baptist Church dated from 1879 and to its rear the detached 5 bedroom former Manse. The properties are Listed and are within the Conservation Area of Hatherleigh.

The Church is constructed with local natural stone elevations under a pitched slated roof. The Manse is constructed with natural stone and brick elevations, which are pebbledash rendered under a pitched slated roof. It has replacement hardwood double glazed windows.

The OS plan within these sales particulars shows the extent of the properties being offered for sale, edged in red for identification purposes only, and the site amounts to approximately 0.2 acres.

ACCOMMODATION

1. THE FORMER BAPTIST CHURCH

Double glazed doors to vestibule with glass doors to:

Main Chapel

12 mt x 7.4 mt (39'4" x 24'3") with open trussed roof, Victorian coloured glazing to some of the windows, solid concrete floor, hot air blown central heating, storage cupboard and double doors to:

Meeting Room

5 mt x 4.2 mt (16'4" x 13'8") with 2 electric wall heaters, half timbering to walls and meter cupboard and fluorescent lighting.

Kitchen

With double stainless sink unit with cupboards under, floor units, lobby with wash hand basin to cloakrooms, separate office with built-in cupboard. Boiler room with oil-fired boiler.

Stairs from Chapel to:

Gallery

2.5 mt x 7.4 mt (8'3" x 24'3") with tiered flooring.

Stairs from rear hall to:

First Floor Meeting Room

4.35 mt x 7 mt (14'3" x 23') with panelled walls, trussed roof, built-in kitchen area with single stainless steel sink unit with cupboard under.

2. THE MANSE

Glazed porch to hall with radiator.

Lounge

4.6 mt x 4 mt (15' x 13') radiator, fireplace with wood burner, mantle over and tiled hearth, double doors to dining room 6.6 mt max x 3.2 mt (21'6" max x 10'6") with 2 built-in cupboards, 1 housing Worcester oil fired boiler, double-glazed doors to garden, 2 radiators.

Kitchen

3.4 mt x 3.6 mt (11' x 11'9") with single stainless steel sink unit with cupboards under, wall and floor units, double radiator, plumbing for washing machine, double oven, gas hob.

Study

3.4 mt x 3.4 mt max (11' x 11' max) radiator and fireplace.

Utility Room

2.9 mt x 2.4 mt (9'6" x 7'9") with single stainless steel sink unit with cupboards under and store cupboard. Hallway leading to Lobby to Church with ladies and gents WC's. Stairs from dining room to first floor landing with radiator and access to roof space.

Rear Bedroom One

4.1 mt x 3.5 mt (13.6' x 11.6') with radiator, built-in cupboard and airing cupboard, inner landing to:

Front Bedroom Two

3.85 mt max x 4.15' (12'8" x 13'6") with radiator and built-in cupboard.

Bedroom Three

3.2 mt x 2.85 mt (10'6" x 9'4") with built-in cupboard and radiator

Bedroom Four

2.9 mt x 3.6 mt (9'4" x 11'6") with radiator and double aspect.

Bedroom Five

2.5 mt x 2.7 mt max (8'3" x 8'9")

Family bathroom fully tiled with bath, wash hand basin, shower cubicle, towel rail and radiator with separate WC.

Outside

Beside the Church and to the front of the Manse is a driveway and yard for parking, separate oil tanks for the chapel and Manse. To the rear of the Manse is a very attractive and private garden area, accessed via the house and the lobby area between the Church and Manse; having a lawned area with borders and fruit trees and small ornamental pond, with a vegetable garden beyond with green house. The garden has an open outlook to the rear.

SERVICES

We are informed that mains services of water, electricity and drainage are connected to both the Church and the manse.

Central heating to both buildings is via separate oil-fired systems.

TENURE

We are informed that the vendors enjoy freehold title and vacant possession will be granted upon completion of a sale.

It should be noted that the Church reserves the right to remove any fixtures and fittings from both the Church and the Manse.

LOCAL AUTHORITIES

West Devon Borough Council, Tavistock
Tel: 01822 813600

Devon County Council, Exeter
Tel: 0845 155 1015

TOWN & COUNTRY PLANNING

We have made any specific enquiries of West Devon Borough Council, the local Planning Authority, but clearly the Manse itself is a residential property. As far as the Church building is concerned then in our opinion it is suitable for continued community use, or for conversion to commercial or residential uses (subject to planning consent being granted).

We could anticipate a purchaser occupying the manse as their residence and using the Church in connection with a variety of commercial activities or businesses.

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OFFERS

Offers are to be received in writing by 12.00 noon on Tuesday, 3 July 2012. **Envelope to be marked: Hatherleigh Church Offers - For the attention of: Mr Peter Chambers**

The following information must be included within the offer:

- a) The name and address of the party making the offer.
- b) The name and address of the solicitor acting.
- c) The amount of offer in finite numerical terms.
- d) Any conditions to which the offer is subject.
- e) Confirmation of availability and source of finance.
- f) Confirmation that contracts can be exchanged within four weeks of receipt of paperwork with completion two weeks later.

The vendors are not bound to accept any or the highest offer and we would anticipate that a decision will be made soon after the closing date with all parties being notified accordingly.

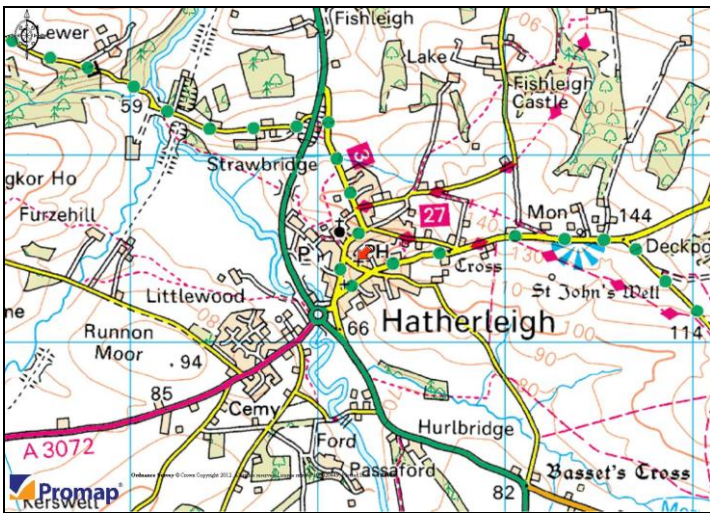
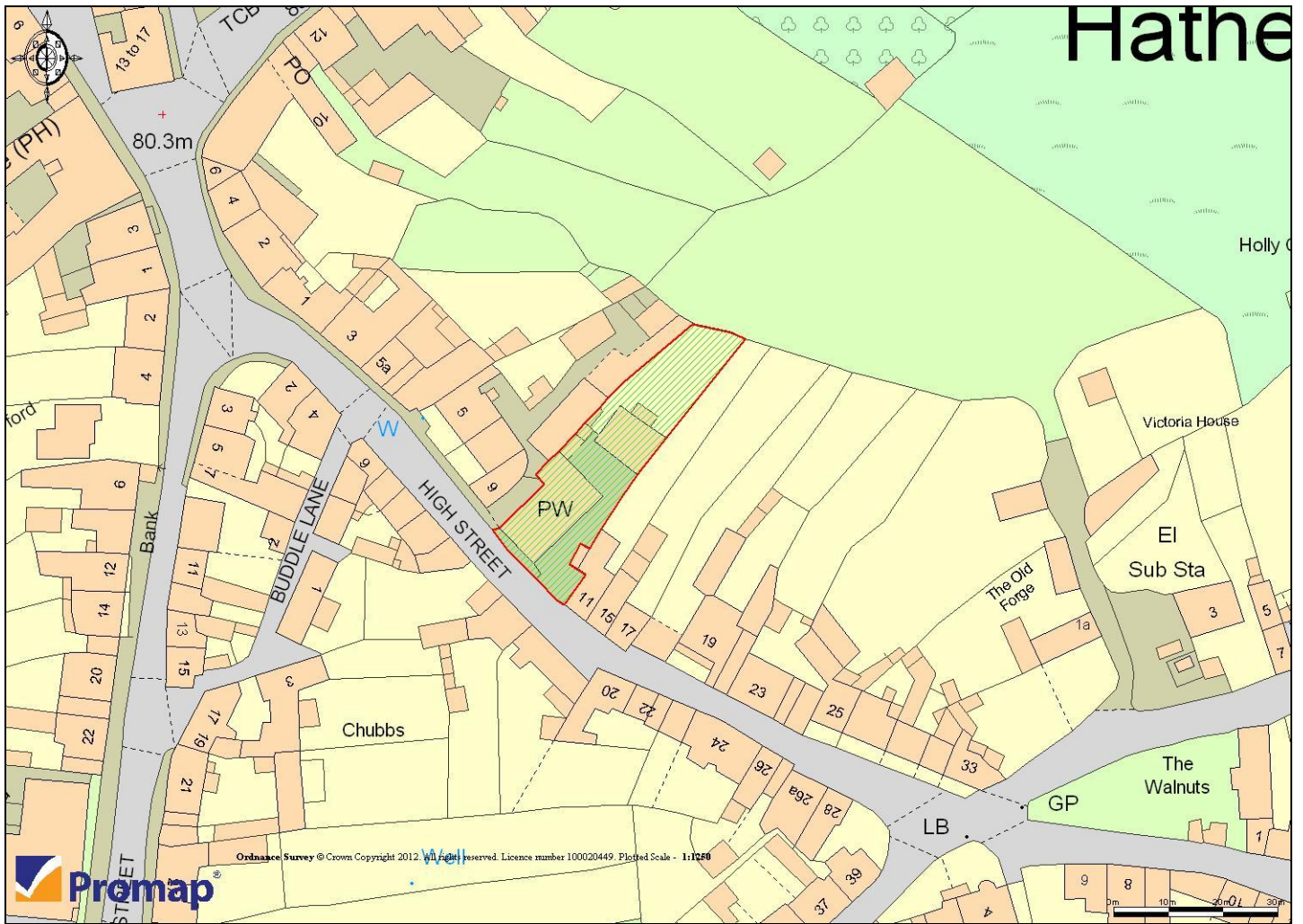
GUIDE PRICE

The guide price is £325,000, subject to contract.

Ref: PAFC/LAD/1176/16/5/12

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Disclaimer: These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. Room sizes should not be relied upon for carpets and the floor plan is intended as a guide only. Measurements, windows/doors and other items within the floor plan are approximate and may not necessarily be to scale. In addition photography, either internal or external may have been taken with the use of a wide angled lens.

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