



METHODIST CHAPEL | SEATON ROAD | BROUGHTON MOOR | MARYPORT | CA15 8ST

PRICE £140,000



Lillingtons
Estate Agents



SUMMARY

We are pleased to offer this former Methodist Chapel in the village of Broughton Moor, which has planning permission to convert into a two storey four bedroom home, but has fantastic potential to use the space in a creative way. The detached property seems to be in good structural condition with decent roof and there is space at the side for parking plus a courtyard style garden across the back. The proposed accommodation includes an open plan living/dining/kitchen with vaulted ceiling in the main chapel area with a bathroom and store rooms in what was the old toilet block. On the lower level there will be four double bedrooms, one with an en-suite and dressing room, plus a snug. For those wanting a project, this represents an opportunity to get your teeth stuck into something unique and special!

PROPOSED ACCOMMODATION LIVING/DINING AREA

The front door will open into a large open plan area with four windows to either side and six roof lights, letting in plenty of natural light. A door will open into stairwell leading down to bedroom level. A door to other side will open into a store. Open to kitchen.

KITCHEN

The proposed kitchen will be generous in size with windows to side and three to rear. Space for a comprehensive range of units including a centre island, sink and appliances. A doorway will lead to a lobby with doors to bathroom and stores

STORE ROOMS

The plans propose two store rooms at the front of what was the toilet block, one which will have an external door at the front of the building. Potential for re-structuring

BATHROOM

A room with two windows to side and proposed to house a freestanding bath, separate shower, basin and WC.

PROPOSED LOWER LEVEL ACCOMMODATION HALLWAY

With door to snug, exterior and a corridor leading to all bedrooms

BEDROOM 1

Two windows to side, doors to dressing room and to en-suite shower room

SHOWER ROOM

Proposed to include shower enclosure hand wash basin and WC

BEDROOM 2

A double bedroom with window to side

BEDROOM 3

A double bedroom with window to side

BEDROOM 4

A double bedroom with two windows to side

SNUG

A further living space or possible work area/gym with proposed French doors leading out into courtyard garden

EXTERNALLY

The plot allows for some garden to the front with path to front door. At the side a lengthy drive will provide parking and at the rear there is space for a courtyard garden

ADDITIONAL INFORMATION

To arrange a viewing or to contact the branch, please use the following:

Branch Address:

58 Lowther Street

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Council Tax Band: To be assessed

Tenure: Assume Freehold

Services: Mains water and electric are connected, mains drainage.

Mobile reception: Data retrieved from Ofcom dating back to December 25' indicates Vodafone and EE have good signal outdoors but limited service inside. O2 and 3 have Variable signal outside and none indoors

Planning permission passed in the immediate area: None known

The property is not listed

DIRECTIONS

From Cockermouth take the A594 towards Maryport, passing through Dovenby. Before reaching Dearham turn left to Broughton Moor and Seaton, following the lane into the village. Pass the school and at the crossroads by the Take-away go straight across onto Seaton Road. The Chapel will be located on the right hand side.

What3words: cuter.slightly.policies



Side Elevation





Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. If the property has been extended, or altered, we may not have seen evidence of planning consent or building regulation approval, although we will have made enquiries about these matters with the Vendor.

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