



LANE CHAPEL TRELOGGAN ROAD
LANE, NEWQUAY,
TR8 4QB

Philip Martin
ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS



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A Striking Historic Chapel Beautifully Converted into a Unique Home

Situated on the edge of Newquay is this stunning home, recently converted and beautifully presented throughout. The property offers light and spacious accommodation with a fabulous modern living space yet retaining all of the period character and detail of this historic Wesleyan Chapel.

PLEASE NOTE THE PROPERTY IS TO BE SOLD FULLY FURNISHED.

GUIDE PRICE £399,950



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GENERAL COMMENTS

This is a stunning chapel conversion which celebrates the building's rich heritage, blending period character with stylish modern living. The property offers a rare opportunity to own a unique piece of Newquay's history, ideally located for easy access to the town centre, local amenities, and Cornwall's stunning north coast.

Recently converted the property offers light and spacious accommodation which comprises an entrance hallway, fabulous open plan living space with vaulted ceiling, two bedrooms, master en-suite, separate shower room and a utility.

HISTORY

Originally constructed in 1879 as a Wesleyan Chapel, the building is steeped in Cornish history and architectural charm. Designed by Mr. Thomas Came of Newquay and built by Mr. Bennetto of Newlyn, it was described at the time as "a pretty little chapel, lighted by lancet windows filled with frosted glass"—a testament to the craftsmanship and simple Gothic beauty that still defines it today.

Built from local rubble stone with granite dressings, the chapel displays elegant pointed-arched windows, steeply pitched roofing, and a gabled entrance porch, all characteristic of its Gothic style. Inside, the thoughtful residential conversion has retained the integrity of the original architecture while introducing modern comfort and contemporary design, creating a distinctive and atmospheric living space.

Having served generations of worshippers as Lane Methodist Church following the 1932 unification of the Methodist denominations, the chapel has now been carefully and sensitively restored and transformed into a private residence.

LOCATION

Occupying a prominent position at the north-eastern corner of the A392 roundabout, where it meets Treloggan Road on the approach to Newquay, this beautifully converted former chapel is a familiar and much-admired local landmark. Newquay is one of Cornwall's most highly favoured coastal locations, famous for its many beautiful sandy beaches and home to probably the Country's best surfing spot, Fistral Beach. The Pentire Headland is on the southern side of Fistral, flanked on its opposite side by the beautiful Gannel Estuary and Crantock Beach. The highly regarded Newquay Golf Course also overlooks Fistral and is easily accessed, as are a range of distinguished dining establishments such as The Fish House which won Gold at the 2018/19 Cornwall Tourism Awards. The landmark Headland Hotel is also a must, with an excellent restaurant and spa facilities. The Lewinnick Lodge is always a popular venue and Rick Stein and Paul Ainsworth are both based in nearby Padstow, while across the Camel Estuary at Port Isaac, is Nathan Outlaw. Newquay International Airport provides easy links to London and numerous other major cities of the UK as well as many destinations around Europe.



In greater detail the accommodation comprises (all measurements are approximate):

HALLWAY

Upon entering Lane Chapel, you are greeted by an inviting hallway with beautiful wooden herringbone flooring, which runs throughout the property, leading into the open-plan living area. Doors lead off the hallway to;

BEDROOM 2

3.81 x 1.93 (12'5" x 6'3")

Well proportioned double bedroom with window to the side aspect. Wall mounted radiator.

SHOWER ROOM

2.18 x 1.89 (7'1" x 6'2")

Expertly finished downstairs shower room with overhead rainfall shower. White basin with gold tap over a 'floating' wooden storage unit. Matching white WC. Gold fixtures and wall mounted heated towel rail.

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UTILITY

1.64 x 1.32 (5'4" x 4'3")

Housing washing machine and space for tumble dryer. Plenty of room for boots and coats.

OPEN PLAN LIVING ROOM

5.20 x 5.44 (17'0" x 17'10")

This spectacular space is the heart of the property, filled with character whereby the charm of this Chapel, and its vast proportions, can be enjoyed completely. The vaulted ceiling showcases exposed roof trusses to which a chandelier has been suspended. The numerous point arched windows allow light to flood into the room accentuating the beautifully crafted oak kitchen and smooth contours of the structure, whilst providing all important privacy due to their frosted finish.

The kitchen has a unique carved design incorporating an array of base level units, providing ample storage in addition to a built in fridge/freezer and tower style oven/microwave. Gold mixer tap over an undermount sink. Induction hob with Quartz white worktop with matching splashback. The kitchen also benefits from a sociable breakfast bar.

The wood burning stove has been positioned on a slate hearth with a fantastic exposed brick surround making the living area warm and inviting.

Elegantly crafted stairs lead to the;

FIRST FLOOR

MASTER BEDROOM

3.89 x 3.79 (12'9" x 12'5")

The master bedroom is another beautifully curated space with further exposed roof truss' and a unique internal window over the open living area. The wooden herringbone flooring is continued upstairs. Two wall mounted gold lights and a wall mounted radiator. Sliding top mounted oak door leading to;:-

EN-SUITE

3.77 x 1.24 (12'4" x 4'0")

An indulgent shower suite with overhead rainfall shower with tiled surround and inset shelf. A characterful window allows light into the suite. White WC and hand wash basin with mixer tap and storage to the side. Gold fixtures and fittings.

SERVICES

Mains electric, water and drainage

COUNCIL TAX

TBC

N.B

The electrical circuit, appliances and heating system have not been tested by the agents.

VIEWING

Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

DATA PROTECTION

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DIRECTIONS

Proceed out of Quintrell Downs on the A392 towards Newquay. At the Hendra Holiday Park roundabout take the 1st exit signposted to Newquay. Proceed for approximately a mile where the Lane Chapel will be easily identified on the right hand side just before the next roundabout.

Approx Gross Internal Area
73 sq m / 787 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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