



Yeoford Gospel Hall, Station Road, Yeoford, EX17 5BL

In Excess of **£150,000**

HELMORES
SINCE 1699

Yeoford Gospel Hall, Station Road

Yeoford

- Residential project alert!
- Former Gospel Hall with planning
- Approx. 140 sqm and potential to be more
- Planning to create a single dwelling
- Gardens overlooking fields
- Parking and room for garage (stp)
- No chain

As the datestone proclaims, this former Gospel Hall dates back to 1901 and has had a long history of serving the parishioners of Yeoford and the surrounding area. Planning has been granted to convert this iconic building into a dwelling. The current plans look to retain the character of the original building, keeping the height and shape of the current ceiling in the centre of the property with a bedroom at each end. Although attractive, this may not be the best use of the space so the plans could be altered (subject to approval) to provide even more internal space. Currently, the plans show two bedrooms on the first floor and a total of approx. 140sqm (1640 sqft) of developed internal space.





It's worth noting that the floor level could be raised which would bring the current window openings into play as well as reducing any risk of flooding (this last happened in 1966) but the road to the front is lower and has flooded more recently.

Outside, the property sits in a garden, surrounded by hedging and some fencing and on the opposite side of the road is a parking area with room for a garage or store (subject to planning).

Agents note: the headstones within the boundary of the property are to be professionally moved to a separate plot next door within the next 3 months.

The Mid Devon planning reference for further details on the approval is 22/00799/FULL

Please see the floorplan for room sizes.

Council Tax: TBC

Utilities: Mains water and electric

Drainage: Mains drainage

Heating: N/A

Listed: No

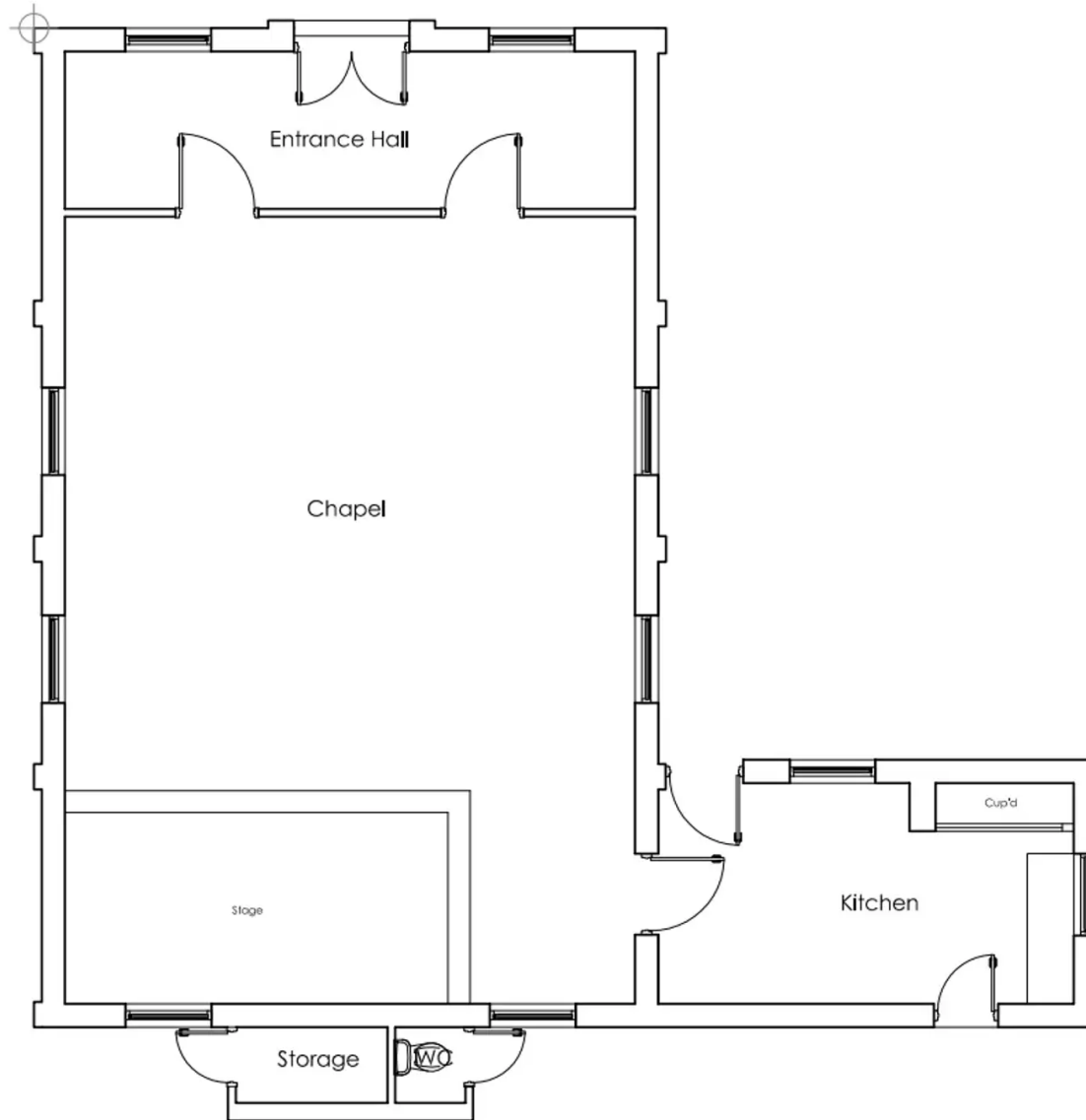
Tenure: Freehold



DIRECTIONS : Upon entering Yeoford from Crediton, pass The Duck on your right and up over the bridge, on the crest of the hill, turn right as signed to Hittisleigh and the property will be found on the left hand side.

YEOFORD is a popular village with a lovely community feel, in a gentle valley, 4 miles from the market town of Crediton and linked to Exeter via the Tarka-Trainline or with access to the A30 via Cheriton Bishop. Yeoford is a busy place with yearly festivals, including 'Yeofest' – described by some as the "best little beer festival in Mid Devon". In addition, and for those that prefer apples there is 'Yeocider'. The modern community hall hosts yoga, life drawing and crafting classes and the newly refurbished pub 'The Duck' which serves great food is also home to the community shop. The village is a great place for families with its own Primary School, a recently renewed playground and football field, the church which runs coffee mornings and a 'Messy Church' plus a group for the under 5s called Sweet Peas. There are lots of great countryside walks too.





Existing Ground Floor Plan
Scale 1:100



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