

**FORMER URC CHURCH
CHURCH ROOMS & MANSE
TIVERTON**



WHITTON
& LAING

THE FORMER URC CHURCH, ADJOINING MEETING ROOMS AND MANSE, ST PETER STREET, TIVERTON EX16 6NU

A remarkable opportunity to purchase vast historic Grade II Listed former church buildings in the centre of Tiverton and with tremendous potential

SITUATION

This is an unbelievably rare opportunity to purchase some extremely historic buildings which are Grade II Listed and come to the open market for the first time since their construction in the mid 19th century. The site has an approximate overall frontage of 43 metres directly to St Peters Street where it meets Angel Hill and with an approximate maximum depth of 30 metres. The site upon which the buildings stand is almost entirely developed by the buildings themselves other than for a small enclosed yard which lies directly to the rear of the main church building.

Attractive in appearance the buildings are of solid dressed stone in the main with some other free stone and brick construction contained under pitched and hip slate roofs. Internal finishes are traditional for the period with much of the original inherent character having been retained particularly within the church with its fine 360 degree seating gallery supported on colonades together with the pipe organ in pitch pine and in The Manse a very fine circular period staircase. St Peters Street is located in the centre of the town of Tiverton not far from the river Exe and the subject properties are surrounded by other period and historic buildings including The Great House directly opposite.

Tiverton is a well regarded small former market town in mid Devon conveniently placed for access to the North Devon link road and M5 motorway. The County's capital city is Exeter which lies about 13 miles to the south. Tiverton's current population is around 20,000 and the town affords a good range of shopping, banking, scholastic and sporting facilities and is surrounded by some of the county's most magnificent rural countryside.

CHURCH 55' 9" x 39' 4" overall (17m x 12m) With basement, ground floor and 360 degree first floor gallery.

CHURCH ROOMS With basement, ground floor hall, first floor hall, second floor with four meeting rooms.

FORMER MANSE With entrance hall, kitchenette, two office rooms, basement rooms, first floor kitchen and meeting room, second floor self-contained flat.

ACCOMMODATION

The accommodation listed below is for identification purposes and any measurements listed are only approximate.

THE CHURCH

This measures externally approximately 17m x 12m and includes the following:

VESTIBULE

A fine vestibule with stained glass feature and double doors to the front. Two accesses to the ground floor church area and two staircases leading up to the first floor gallery. On the ground floor there is fixed pew seating together with a two manual pipe organ in a pitch pine case with ornate painted pipework. Access to vestry to the rear.

VESTRY 10' 7" x 7' 8" (3.25m x 2.361m)

With attractive views to the river and beyond. Radiator.

CLOAKROOM

With low level WC and pedestal wash hand basin.

ANTE ROOM 6' 9" x 7' 0" (2.07m x 2.14m)

With fine vaulted ceiling together with elevated views to the rear and beyond.

FIRST FLOOR

GALLERY

Magnificent 360 degree seating gallery supported on colonnades with ornate Regency style balustrading, etc.

CHURCH AREA

This area includes some fine arched period windows and cross moulded and embossed ceiling and ceiling roses.

BASEMENT

HALL 30' 3" x 27' 4" (9.23m x 8.35m)

With Concord gas boiler. Served. Window to rear. Door to external yard and external WC.

EXTERNAL WC

With wash basin and low level suite.

ADJOINING CHURCH/SCHOOL ROOMS

GROUND FLOOR

Separate doorway access from St Peters Street, includes:

LOWER HALL/ MEETING ROOMS 33' 9" x 21' 9" (10.305m x 6.640m)

This is a wonderful light and airy space with raised stage area. 3 Gothic style tall arched windows to the front. Two leaded light arched windows and two arched windows to the side. Stairs to first floor and second stairs returning to the church.

WC

With low level suite and Belfast sink.

FIRST FLOOR

UPPER HALL 33' 6" x 21' 3" (10.23m x 6.490m)

This room has been used in the past as a further meeting room and includes a recessed cupboard. Radiator. Three Gothic style arched windows to the front and two similar windows to the rear. Wood boarded floor. Store cupboard. Door to rear staircase leading to church.

CIRCULAR WC

A fascinating room and includes a low level suite and wash basin. Two small leaded light Gothic style windows with views to the river.

SECOND FLOOR

This area is divided into smaller office/meeting rooms and include:

OFFICE 1 21' 5" x 10' 9" (6.538m x 3.304m)

With window to rear.

OFFICE 2 11' 5" x 10' 9" (3.487m x 3.290m)

With radiator.

OFFICE 3 11' 6" x 11' 5" (3.517m x 3.496m)

With radiator.

OFFICE 4 11' 5" x 9' 10" (3.5m x 3m)

With radiator.

BASEMENT

This runs under these church rooms which includes:

STORAGE ROOM

With single drainer sink unit.

THE FORMER MANSE

This building would have been originally constructed and occupied on an entirely residential basis providing accommodation for the local rector and family. Its current use is part office and part residential and currently divided as follows.

GROUND FLOOR

ENTRANCE HALL

With magnificent circular period staircase leading up and also a door to basement rooms.

ROOM 1 18' 6" x 13' 2" (5.642m x 4.028m)

(Occupied by Facts and Files business.) Including two arched recesses with shelves and cupboards below. Decorative cornice and picture rails. Night storage heater. Two sash windows.

KITCHENETTE 13' 1" x 6' 6" (4.012m x 1.989m)

With stainless steel sink unit. Shelving. Window with former shutters. Cupboards and work surfacing. Serving hatch to Room 1. Moulded cornice.

ROOM 2 15' 11" x 13' 11" (4.864m x 4.264m)

(Also currently used as office type space.) Includes a period style fireplace. Decorative moulded cornice. Night storage heater. Period wide recessed archway. Wide window with former shutters to the front.

BASEMENT

Stairs from the hallway lead to storage areas including:

BASEMENT ROOM 12' 1" x 12' 3" (3.708m x 3.761m)

With window to side.

WC

With window. Wash basin. High level WC suite. Meter cupboard.

FURTHER BASEMENT ROOM

FIRST FLOOR

Elegant balustraded landing provides access to:

MEETING ROOM 22' 6" x 13' 1" (6.876m x 3.995m)

This is an attractive double aspect room with former fireplace having cupboards on either side.

WC

With wash basin and low level suite.

KITCHEN 16' 6" x 13' 10" (5.038m x 4.236m)

Includes a double bowl stainless steel sink unit with cupboards. Windows to front and rear. This room is also accessible from the church/school room building which adjoins but could easily be split away.

SECOND FLOOR

SELF-CONTAINED FLAT

Accessed from the communal staircase and includes:

LANDING

With door to:

SITTING ROOM 13' 2" x 12' 11" (4.021m x 3.962m)

An attractive double aspect room with interesting townscape outlooks.

KITCHEN/BREAKFAST ROOM 12' 11" x 8' 7" (3.960m x 2.639m)

With a range of wood fronted units including base cupboards and drawers and wall cupboards. Inset one and a half bowl stainless steel sink unit. Window to side. Airing cupboard with lagged copper cylinder.

BATHROOM

With a three piece white suite including 'P' shaped bath, low level WC, pedestal wash basin. Wall heater. Part tiled walls.

BEDROOM 16' 4" x 13' 11" (4.988m x 4.257m)

With window to front. Tiled fireplace.

OUTSIDE

To the rear of the church there is a small yard area with single ancient headstone. To the front is a small access area with notice board.

TENURE

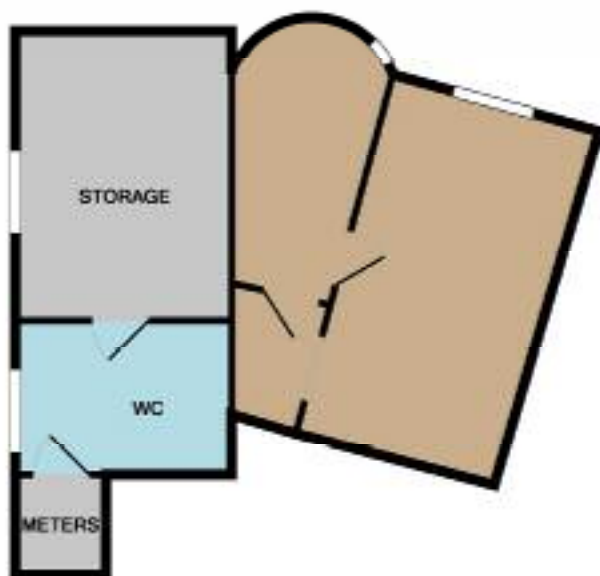
The properties are freehold, subject to short leases of the two ground floor rooms and kitchenette of The Manse but where on both counts vacant possession is believed to be obtainable.

The Property Misdescriptions Act 1991

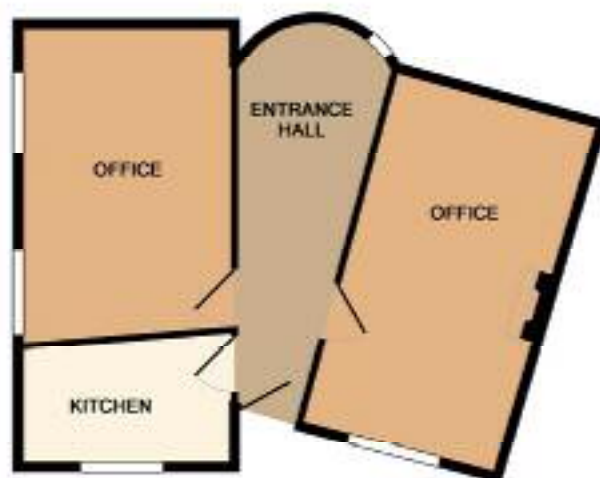
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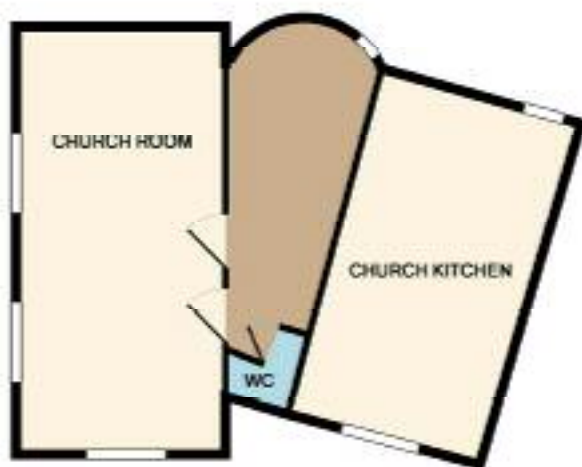
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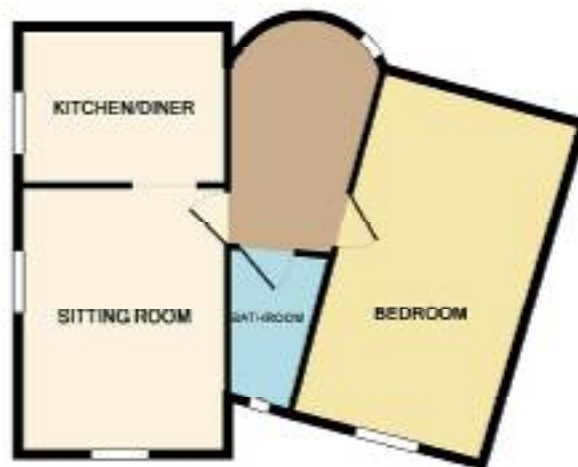
BASEMENT LEVEL



GROUND FLOOR



1ST FLOOR



2ND FLOOR

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