

ST PAULINUS - £950,000

Manor Road, St Helens Auckland - Bishop Auckland



Council Tax Band: C

EPC Rating: D

UNIQUE CHURCH CONVERSION SET WITHIN APPROX 2 ACRES OF LAND WITH ATTACHED ANNEXE, TWO DETACHED GARAGES, CHURCH HALL AND LARGE CAR PARK. Dating back to the 1800 this exceptional conversion comes with many original features. The old Vicarage/Church has been renovated offering Four bedrooms, entrance hallway with a large Cloak room, Two reception rooms, Open plan Lounge/Kitchen-diner of which replaces the original altar, stairs are made from the pews to a first floor study, ground floor W/C, Large utility room, Play room, Boiler room housing the Biomass Boiler. This place even has its own Bar room. A large landing leads to Four double bedrooms and family bathroom with roll top bath and a separate shower cubicle. The main bedroom is impressive with the original beams and focal point of an open bathroom, Bedroom two with en-suite. There is Multi fuel burners to two of the reception rooms. The attached ANNEXE offers Three double bedrooms, Lounge with multi fuel burner, Kitchen-Diner, Reception Room, ground floor Cloaks W/C, entrance hall. first floor shower room. A mezzanine landing over looking the lounge creating open plan feeling. CHURCH HALL... The main hall offers commercial business opportunities with a Kitchen, Public toilets, own entrance and large car park. Externally is outbuildings including Two Large detached garages. The land of which is mainly laid to lawn with mature trees is approx 2 acres, there is patio areas and a Pizza Gazebo with seating area. VIEWING BY APPOINTMENT ONLY.

Bathrooms 4

Beds 4



- UNIQUE CHURCH CONVERSION
- SET IN APPROX 2 ACRES OF LAND
- ATTACHED ANNEX WITH THREE BEDROOMS
- COMMERCIAL CHURCH HALL
- LARGE DETACHED GARAGE AND OUT BUILDINGS
- LARGE CAR PARKING AREA

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

These details are for guidance only and complete accuracy cannot be guaranteed. If there is at any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



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