

# LODGE & THOMAS

ESTABLISHED 1892

## Carharrack Methodist Church, Carharrack, Redruth, Cornwall TR16 5RR



**For Sale by Traditional Public Online Auction**  
**Auction ends 2pm Wednesday 1<sup>st</sup> July 2026**

An attractive former Methodist Sunday School, recently used as the Methodist church in the village of Carharrack, with potential for conversion to residential, live/work, or commercial uses, subject to planning.

**Guide Price: £115,000 Freehold**

**01872 272722**

58 Lemon Street Truro Cornwall TR1 2PY  
info@lodgeandthomas.co.uk  
lodgeandthomas.co.uk

Chartered Surveyors  
Estate Agents  
Valuers  
Auctioneers

## The Property

Built circa 1905/1906, Carharrack Methodist Church, formerly the old Sunday School, is of stone and granite elevations under a slate roof, retaining many characterful features. The property is attached to the original, listed Carharrack Methodist Church. The property is accessed off a no through road, Chapel Terrace, onto a level gated parking area.

The accommodation comprises (all dimensions approximate):

**Entrance** (4.16m x 1.51m)

**Main Hall** (11.28m x 8.18m) wood floor with part paneled walls, pulpit.

**Kitchen** (3.41m x 2.98m) with sink unit, work surface.

**Office** (3.95m x 3.47m)

**Boiler Room** (5.5m x 4.6m) with door to exit;

**Rear Hall** (10.1m x 5.35m) new floor, built-in storage cupboard and door to exit.

Stairwell to **Gallery** (7.23m x 3.63m), overlooking main hall.

**Ladies and Gents WCs**

## Outside

Parking area to the front, with garden space beyond.



**Agent's Note:** Pre-application advice was sought from Cornwall Council for the conversion of the church to residential use. The Planning Officer advised that there was scope in principle for a high-quality single dwelling being supported, subject to planning. Planning Reference PA25/01030/Preapp. Further details are available from the auctioneers or Cornwall Council Planning Portal.

**EPC:** N/A **Council Tax Band:** N/A

**Services:** Mains electric, mains water and mains drainage are connected to the property. Oil fired heating. None of these services have been tested and therefore no guarantees can be given.

**Wayleaves, Easements & Rights of Way:** The sale will be subject to and with the benefit of all wayleaves, easements and rights of way as may exist.

**Particulars & Plan:** Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed, and they do not constitute any part of an offer or contract. Any intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars.

## Location

The village of Carharrack lies approximately mid-way between the north and south coast, with easy access to the towns of Redruth, Falmouth and the Cathedral City of Truro, the main administrative centre for Cornwall.

The village boasts a variety of facilities and services to include village shop, takeaway, and active sports and social club, with associated football ground. In the area, there are numerous mimming trails that cross the village and make splendid cycleways, or for dog walking, spanning from Devoran to Portreath. The A30 dual carriageway, located approximately 4 miles to the north, provides easy access east and west for a variety of destinations throughout the county.



## Viewing

Strictly by appointment with the auctioneers Lodge & Thomas  
Tel: 01872 272722 Email: sales@lodgeandthomas.co.uk

## Directions

On entering Carharrack, from the Falmouth direction, turn left into Chapel Terrace and the chapel will be found on your left after a short distance.

[what3words///fragments.skillet.ladder](https://www.what3words.com/fragments.skillet.ladder)

## GENERAL CONDITIONS OF SALE

Our online Auction partners are Bamboo Auctions – [www.bambooauctions.com](http://www.bambooauctions.com)

**SPECIAL CONDITION OF SALE** The buyer will be required to reimburse the sellers the costs detailed within the special conditions of sale. Please refer to auction pack for further details.

**METHOD OF SALE** The property will be offered for sale by Online Traditional Auction. The Vendor reserves the right to withdraw or alter the property prior to the auction end date. The bidding page will be found on the Lodge & Thomas website under 'Sales' – 'Online Property Auctions'.

**AUCTION LEGAL PACK AND SPECIAL CONDITIONS OF SALE** This will be available to download from our auction partners' website free of charge to those who have registered. It is the Purchaser's responsibility to make all necessary enquiries prior to the auction and we strongly recommend purchasers instruct a solicitor to assist. It will be the purchasers' responsibility to reimburse the vendors costs for the provision of the Legal Pack on sale.

**COMPLETION DATE** Normally up to 28 days or sooner following exchange of contracts.

**BUYER'S AND ADMINISTRATIVE FEES** It is free to register to bid. The Purchaser(s) will be required to pay £4,800 on 'the drop of the hammer'. This Buyer's fee is inclusive of VAT and is retained by Lodge & Thomas/Bamboo Auctions as a contribution toward the online platform costs. The purchaser will be required to pay the 10% contract deposit monies within 24 hours of the auction via their solicitor to the Vendors solicitor.

**DEFINITION OF AUCTION GUIDE AND RESERVE PRICE** Guide price(s) is an indication of the Seller's expectations. Reserve price(s) is a figure below which the auctioneer cannot sell the lot at auction. We expect the reserve will be set within the guide range. Guide prices and Reserve prices may change at any time prior to the auction.

**ANTI-MONEY LAUNDERING ACT 2007** Under current Money Laundering Regulations 2007 it is a legal requirement for Estate Agents and Solicitors to perform due diligence checks to any person that intends to bid at auction. There will be a requirement for all bidders to register via the online sale site and complete the ID checks. There is no charge for registration.

**Vendors Solicitors:** Sintons LLP, The Cube, Barrett Lane, Newcastle Upon Tyne, NE4 6DB  
FAO: Julie Polkey Tel: 01912 267878 Email: [julie.polkey@sintons.co.uk](mailto:julie.polkey@sintons.co.uk)

