



2 Meadow Court, Stithians, TR3 7AX

£325,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

2 Meadow Court

- GRADE II LISTED CHAPEL CONVERSION
- SPACIOUS THREE-BEDROOM HOME
- BEAUTIFUL STAINED GLASS WINDOWS
- IMPRESSIVE KITCHEN AND DINING ROOM
- WALLED GARDEN
- TWO ALLOCATED OFF-ROAD PARKING SPACES
- NEARBY ALLOTMENT/AMENITY AREA MAYBE AVAILABLE FOR USE
- FREEHOLD
- COUNCIL TAX C
- EPC D66

A spacious and characterful home formed from part of a beautiful Grade II listed chapel, set on the outskirts of the highly sought after village of Stithians.

This is a lovely home with a real sense of character, offering generous rooms, high ceilings and two beautiful original stained glass windows. The former chapel has been thoughtfully converted into a small number of individual homes, with this property offering spacious accommodation arranged over two floors.

The ground floor has a particularly impressive kitchen and dining room, with French doors opening onto the secluded walled garden. There is also a large lounge and a useful cloakroom.

Upstairs are three good sized double bedrooms, including a lovely master bedroom with en-suite shower room, along with a family bathroom and plenty of useful storage.

Outside, the property has a gorgeous private walled garden, which is a wonderfully secluded space and a real highlight. There are also two allocated off-road parking spaces.

Stithians is a hugely sought after and well served village, with a good range of amenities and a central location that makes it particularly convenient for reaching Falmouth, Truro and Redruth, as well as providing easy access to the A30.

A spacious and characterful home in a fantastic village location, with plenty of original charm and a beautiful private garden.







The property is positioned a short walk from the popular and thriving village of Stithians, where there is a village pub, a general store, and a primary school. A focal point in the village is the St Stythian Church, which is of late medieval structure. There is a choir, a bell ringing group, and a brass band. The village also benefits from a doctors surgery with dispensary.

The village has a community playing field with a well equipped playground for children, tennis courts, and close by a lawn bowls club, a cricket club, and a football club.

There is a community centre with a monthly craft market and a monthly lunch club.

There is free parking and "The Wellness Hub" offering beauty treatments, holistic therapies, and mindfulness sessions.

Stithians Lake is a mile or so from the property, which provides a good range of water sports . There is a cafe with wonderful rural views over the lake, and there is a public house serving food and refreshment again with views over the water. There are scenic country side walks easily accessible from the property.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

DOOR TO

ENTRANCE HALLWAY

With window to front and door to the property.

HALLWAY

Spacious hallway with radiator, doors to various rooms, boiler/airing cupboard and stairs rising to the first floor.

LOUNGE 18'6" x 13'4" irregular shaped room (5.64m x 4.06m irregular shaped room)

A lovely spacious room with two radiators, window to rear overlooking the courtyard garden, feature former fireplace with space and point for electric fire with useful built-in storage behind.

KITCHEN/BREAKFAST ROOM 25'4" x 9'4" overall measurements (7.72m x 2.84m overall measurements)

A spacious triple aspect room with kitchen area fitted with a range of base and wall units including drawers with roll top work surfaces over, one and a half bowl stainless steel sink and drainer, space for dishwasher and washing machine, integrated under counter fridge and integrated under counter freezer, fitted electric oven and hob with stainless steel splashback, filter and light above, radiator, window to rear and open plan to the dining area with radiator, window to side and double doors to rear courtyard.

FIRST FLOOR

LANDING

With feature window to side, loft access, airing cupboard and doors to various rooms.

MASTER BEDROOM 14'1" x 11'9" (4.29m x 3.58m)

With window to rear offering rural views, radiator and door to

EN SUITE SHOWER ROOM 8'2" x 4'1" (2.49m x 1.24m)

With tiled shower cubicle with wall mounted mixer shower, pedestal wash hand basin, low level W.C., radiator and shaver light.

BEDROOM TWO 11'2" x 11'1" (3.40m x 3.38m)

A dual aspect room with window to front and fabulous stained glass leaded light window to side, radiator.

BEDROOM THREE 13'6" x 11'1" (4.11m x 3.38m)

A dual aspect room, window to rear offering an attractive rural outlook and feature stain glass window to side and radiator.

FAMILY BATHROOM 9'3" x 5' (2.82m x 1.52m)

With suite comprising of a bath with tiled surround and wall mounted mixer shower over, concealed cistern W.C., pedestal wash hand basin, radiator and extractor.

OUTSIDE

The garden is approached from the residents' car park with the property benefitting from two allocated spaces. The private courtyard style walled garden is accessed via a timber gate from the parking area. The allocated spaces for this property are immediately outside that gate. The garden itself is an attractive and secluded area primarily laid to patio with useful timber shed, additional storage area, outside tap and external socket. Pedestrian access path leads to the side to a further useful storage area with shed.

SERVICES

Mains Electricity, Mains Drainage and Oil Fired Central Heating.

WHAT3WORDS

motel.available.regime

FLOOD RISK

River & Sea Very Low Surface Water Very Low.

AGENTS NOTE ONE

The owners inform us that they are liable for a 25% share of any necessary maintenance to communal areas.

AGENTS NOTE TWO

Our owners advise us that they rent an allotment / amenity area, moments from the property at an annual cost of circa £150. Further details are available upon request.





ANTI-MONEY LAUNDERING

We are required by law to ask all purchasers for verified ID prior to instructing a sale.

COUNCIL TAX

Council Tax Band C.

MOBILE AND BROADBAND

To check the broadband coverage for this property please visit - <https://www.openreach.com/fibre-broadband>

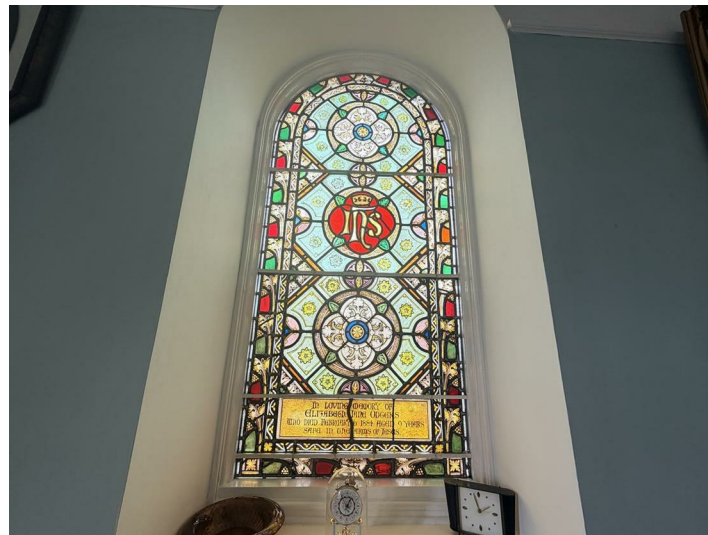
To check the mobile phone coverage please visit - <https://checker.ofcom.org.uk/>

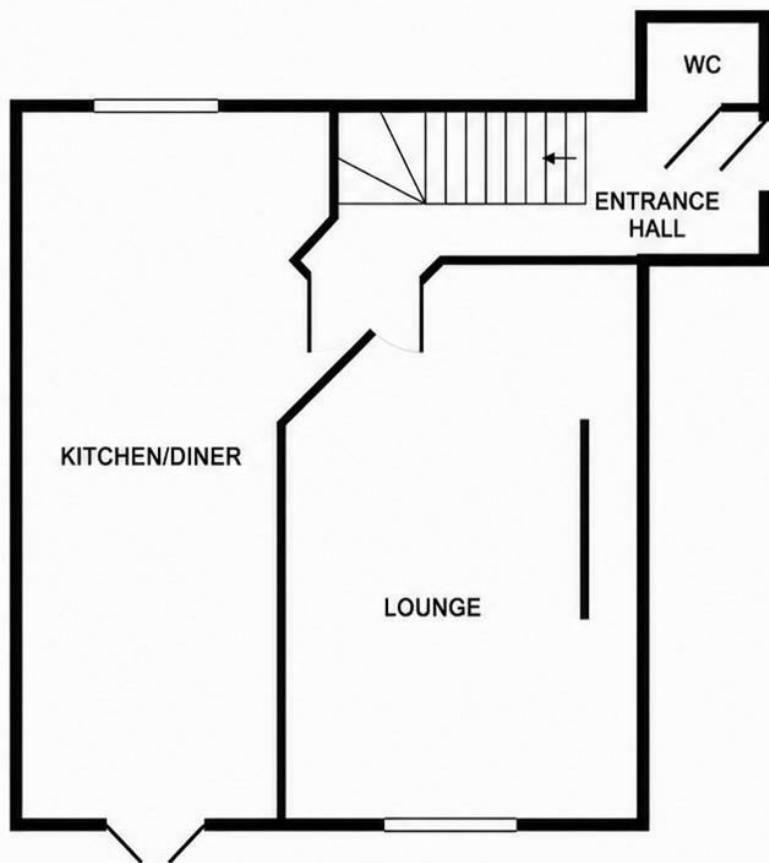
PROOF OF FINANCE - PURCHASERS

Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

DATE DETAILS PREPARED.

8th September 2026.





GROUND FLOOR
APPROX. FLOOR
AREA 615 SQ.FT.



1ST FLOOR
APPROX. FLOOR
AREA 619 SQ.FT



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		
England & Wales	EU Directive 2002/91/EC	

These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.



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