

## Yetminster Methodist Church Chapel Lane, Yetminster, Dorset, DT9 6LJ



19th Century former Methodist Church • Village location • Viewings by appointment • For sale by private treaty

Guide Price  
£190,000

# Yetminster Methodist Church

Chapel Lane, Yetminster, Dorset, DT9 6LJ

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The building dates back from the late 19th Century with gabled porch to frontage, transept and small lean-to extension. It stands in a roughly rectangular site fronting the village street adjacent to a mix of residential dwellings with an overall site area of approximately 320m<sup>2</sup>.

The building is comprised as follows:

Chapel 10.5 x 7m with pulpit and dias to the west end and a gabled porch to the east end.

Transept 2 x 1.4m containing the vestry.

Extension which contains a kitchen 2.2 x 2.4m which is fully fitted with a single drainer sink unit, worktops and cupboards together with a cloakroom.

The buildings approximate gross external floor area is 98m<sup>2</sup>.

Outside:

There is an area of garden to the front overlaid with gravel and a cultivated garden alongside used sometimes as an allotment. There is no burial ground at this property.

The building lies within a designed Conservation Area but is not Listed as being of significant architectural or historical interest.

## Location

Yetminster is a charming village located in the county of Dorset. It is just four miles south-west of Sherborne and is sited on the River Wriggle, a tributary of the River Yeo. Renowned for its beautiful countryside and stunning architecture, the village is built almost entirely of honey coloured limestone and exudes a timeless and serene ambience.

## Directions

Leaving Yeovil on the A30 Westbound along Hendford Hill take the first left at the roundabout signposted Dorchester A37 and Weymouth (A354). Follow this road for approx. 3 miles and take the left signposted Ryme Intrinseca and Yetminster. Continue on this road for 2 miles as you come in to Yetminster you will come up to a T junction take the left turning signposted Thornford Road and the take the next immediate right 'High Street' follow this road for 0.2 miles and take the next left Chapel lane signposted Methodist Church, follow this road slightly to the right and you will find the church signposted by our board on the right hand side.

What Three Words: ///funded.nuzzling.pram

## Viewings

Please contact our Land department on 01285 646770 to book your appointment to view.

## Services & Tenure

The property will be sold with freehold title.

The following services are connected to the property: mains water, electricity and drainage. The building is heated with electric heating.

## Town & Country Planning

The present use of the Church is within Class F1 - Learning & Non-Residential Institutions. This would permit the following:-

- a) For the provision of education
- b) For the display of artwork (not for sale or hire)
- c) As a museum
- d) As a public library or public reading room
- e) As a public hall or exhibition hall
- f) For, or in connection with public worship or religious instruction
- g) As a law court

Parties interested in alternative residential or commercial uses should address their enquiries to the relevant Planning Authority.

## Local Authority

Dorset Council

[www.dorsetcouncil.gov.uk](http://www.dorsetcouncil.gov.uk) / 01305 221000

## Method of Sale

The property is for sale by private treaty.

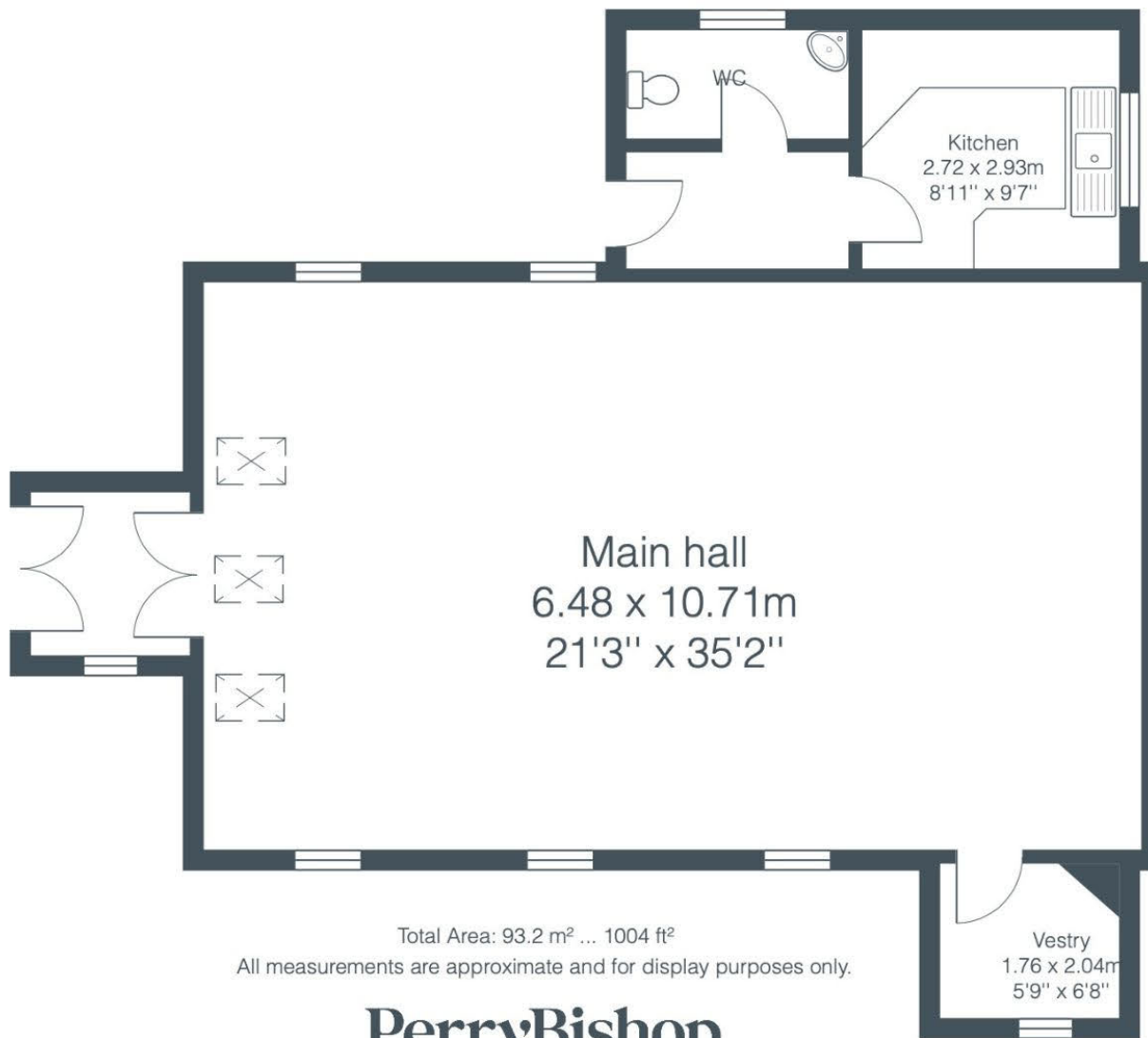
## JOINT AGENT WITH CHRISTOPHERS CHARTERED SURVEYORS











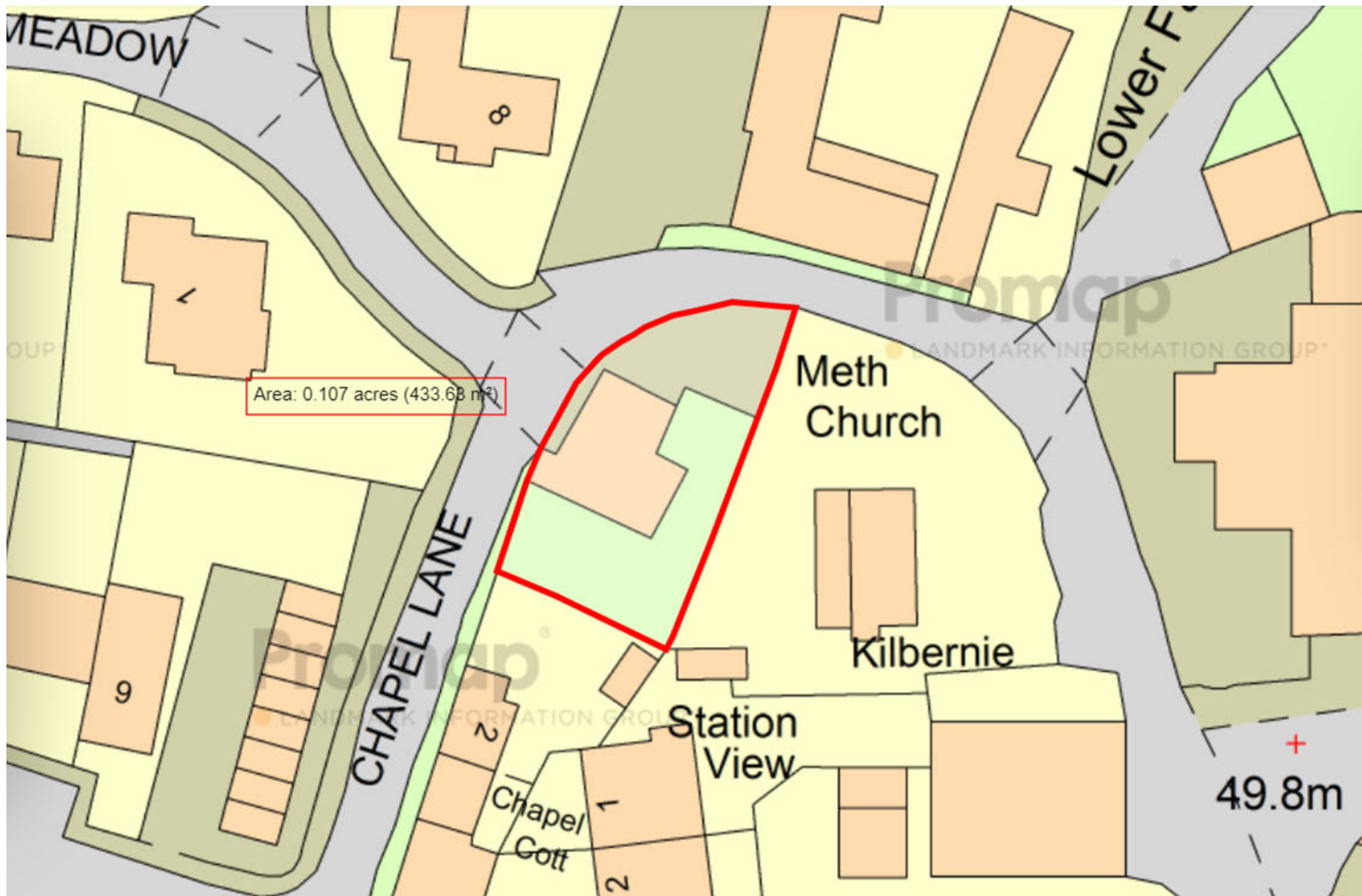
Total Area: 93.2 m<sup>2</sup> ... 1004 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

**PerryBishop**

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**ID Checks:** Please advise that we charge an admin fee of £25.00 for each individual and £40.00 for a joint purchase when purchasing from us which is payable on a non-refundable basis at the start of the transaction.

**Disclaimer:** These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. We work with a number of partner companies that pay an average referral fee of £100.00. For specific information please contact your local branch.

