



## St Bartholomew's Episcopal Church, Gourock

Offers Over £80,000 - Freehold

### Summary

**This local landmark, which sits on the hillside at Barrhill Road overlooking the River Clyde, closed in July 2021 after 165 years of operation.**

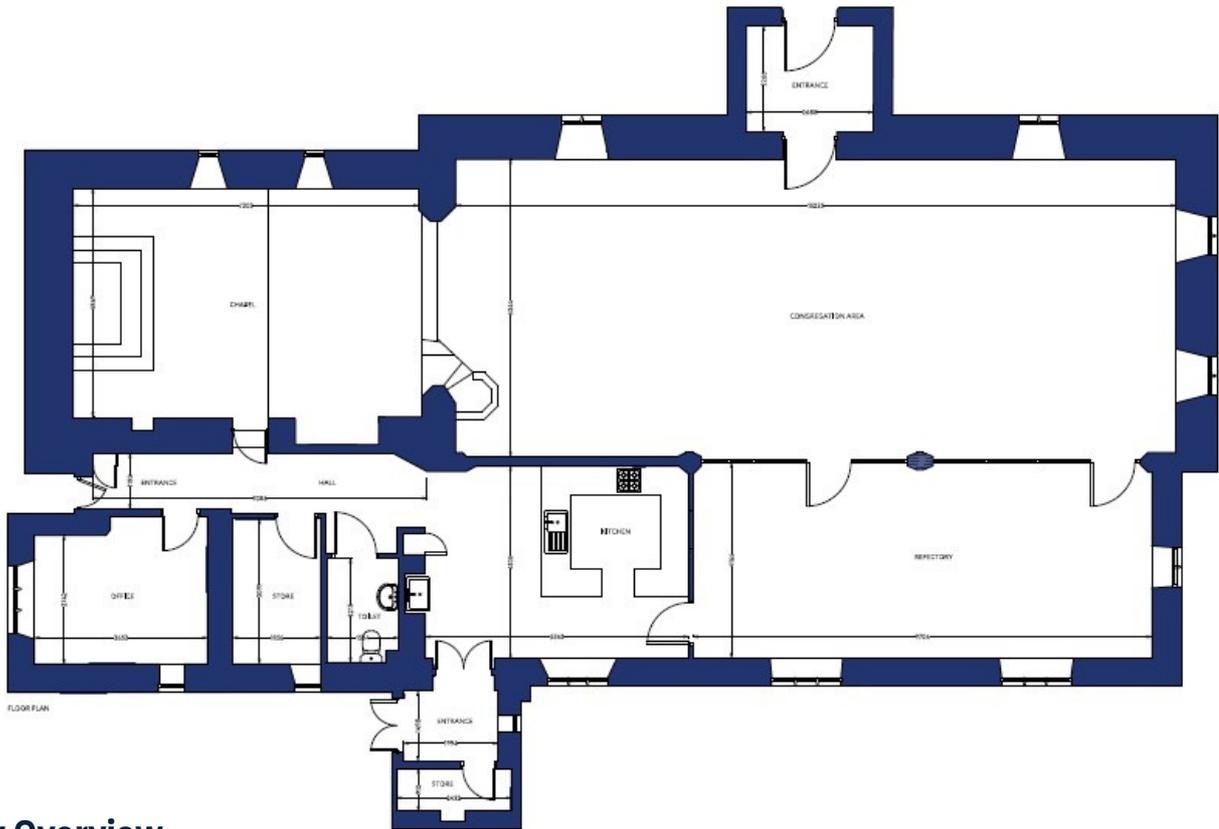
Its tight-knit congregation has taken the difficult decision to close, with the Episcopal Church now placing the category B-Listed building on the market with Bowman Rebecchi.

This rarely available property with its unique grounds has been exceptionally popular, with a closing date set for bids of **Midday on Friday 20th January 2023.**

### Features

- Rarely Available Freehold Opportunity
- Closing Date 12pm - 20th Jan 2023
- Valuation Report Available
- Outstanding Views of the River Clyde
- 100% Rates Relief Available
- Town Centre Location
- B Listed Building
- On-Street Parking
- Gourock Town Centre - 4 Mins Walk
- Gourock Railway Station - 5 Mins Walk
- Glasgow Int Airport - 35 Mins Drive

# St Bartholomew's Church, Barrhill Road, Gourock, PA19 1JX



## Property Overview

The subjects comprise a purpose-built church initially constructed circa 1857 and extended c.1895 to incorporate a lower gabled chancel. The subject property is Category 'B' Listed. For further details, interested parties should consult with Historic Environment Scotland and the local Planning department at Inverclyde Council.

The church occupies an elevated location and has been constructed within dedicated garden grounds laid to lawn, enclosed by stone walling topped with iron railing, offering views over the Firth of Clyde.

The small 3 bay gothic church has an extended chancel area, with the church building of traditional rubble sandstone construction incorporating polished ashlar dressings, incorporating battered buttresses, reticulated traceries, and sawtooth-coping, set below a pitched, slate-clad roof.

The building has a projected entrance vestibule with a pointed-arch chamfered doorway, with access to the nave being granted via a single leaf, solid core, timber door.

Windows are positioned on all elevations and include ornate features with stained glass windows to the gable elevations.

An additional point of entry/exit is situated in the eastern gable, allowing access to the vestry area and subsequently to the chancel, whilst a further access/egress point is situated to the rear (disabled access).

A small cellar is to the rear of the property, providing access to two boilers serving the property, which has been well-maintained thanks to various successful funding applications, including the Heritage Lottery.

**PLEASE NOTE** - Several internal ecclesiastical fixtures and fittings, together with a memorial garden and an external memorial tree will need to be accommodated by any successful purchasers. Further details will be provided by the Diocese of Glasgow and Galloway Scottish Episcopal Church.

**ACCOMMODATION** - Floor: 316 sq m / 3,400 sq ft

**RATES** - From the Assessor's website, we note the subjects are in the current Valuation Roll with a Rateable Value of £5,300. The property qualifies for 100% rates relief through the Small Business Bonus Scheme, subject to status.

**PRICING** - Offers are invited for the purchase of our client's freehold in the property, with an asking price of offers over £80,000, exclusive of VAT. Parties should register their interest with Bowman Rebecchi.

## View Online



## 360° Tour

