



An Koth Skol



STAGS

An Koth Skol

St. Issey, Wadebridge, PL27 7QB

Padstow 4 Miles - Wadebridge 4.5 Miles - Trevone Bay 4.5 Miles

An exceptional period residence,
sympathetically converted from a former
school in the village of St Issey.

- Detached Period Residence
- Period Features
- Three/Four Bedrooms
- Ample Parking
- Freehold
- Converted Former School
- Village Location
- Two Reception Rooms
- Private Gardens
- Council Tax Band: E

Guide Price £695,000

SITUATION

The property is located in the heart of the sought-after village of St Issey which is surrounded by an array of picturesque countryside walks leading down to the Camel Estuary, perfect for dog walkers or keen ramblers. St Issey boasts a variety of local amenities including the well renowned C Of E Primary School, village hall, The Journeyman Restaurant, The Pickwick Inn and church dating back before the 1800's. Nearby The Ring O' Bells, a traditional 17th century Cornish Inn, offers heart warming meals made with locally sourced produce and a welcoming community feel. Less than one minute walk away is a bus stop with regular services to Padstow, Wadebridge, Bodmin Parkway Station and Plymouth. There is also a free school bus service to Wadebridge. Within 5 miles is the popular market town of Wadebridge, Padstow fishing port and the famous Seven Bays. Newquay airport is 11.4 miles away with regular scheduled flights to both domestic and international destinations. Mainline rail services are available at Bodmin Parkway connecting to London Paddington via Plymouth. Access to the A30 can be gained at Bodmin connecting the cathedral towns of Truro and Exeter.

DESCRIPTION

An Koth Skol, meaning 'The Old School' in Cornish, is a distinctive detached period residence, thoughtfully converted in 2009 from the former St Issey School, originally constructed in 1867. Built of traditional Cornish stone, the property successfully combines character features with modern-day comforts, retaining an abundance of original charm including vaulted ceilings, arched church-style doorways, original fireplaces and impressive windows which flood the interior with natural light.



THE PROPERTY

The accommodation is both versatile and well-proportioned, with several external access points. The principal entrance opens into a welcoming porch with built-in storage cupboards and doors leading to both the sitting room and the open-plan sitting/dining area.

The two principal reception rooms provide excellent entertaining and family living space, each centred around attractive fireplaces fitted with wood-burning stoves. The open-plan sitting/dining room is particularly impressive, offering a sociable and flexible living environment with built-in base units, a Belfast sink, freestanding island and space for a refrigerator.

The remainder of the ground floor benefits from limestone flooring throughout and comprises a well-appointed kitchen fitted with a range of wall and base units, Belfast sink and integrated appliances including an eye-level oven and grill, electric hob, dishwasher, washing machine and tumble dryer. In addition, there is a cloakroom and a study, which offers potential for use as a fourth bedroom, with the cloakroom presenting an opportunity to create an en-suite facility if required.

From the main living area, a staircase rises to two double bedrooms and the family bathroom. A second staircase, accessed from the sitting room, leads to a further guest bedroom with en-suite shower room, providing an ideal arrangement for visitors or multi-generational living. All three bedrooms benefit from fitted wardrobes, while two also enjoy useful eaves storage.

OUTSIDE

The property is approached via double entrance gates which open onto a private driveway, providing ample off-road parking for several vehicles. The gardens extend around both sides of the property and have been thoughtfully arranged for ease of maintenance, being predominantly laid to gravel with an attractive selection of raised flower and vegetable beds adding seasonal colour and interest.

A generous decked terrace, complemented by a pergola, provides an excellent space for outdoor entertaining and al fresco dining whilst enjoying the peaceful surroundings.

SERVICES

Mains electricity, water and drainage, Oil fired central heating. Broadband availability: Ultrafast. Mobile Phone Coverage: Good outdoor, variable indoor. (Broadband and mobile information via Ofcom). Please note the agents have not inspected or tested these services.

VIEWINGS

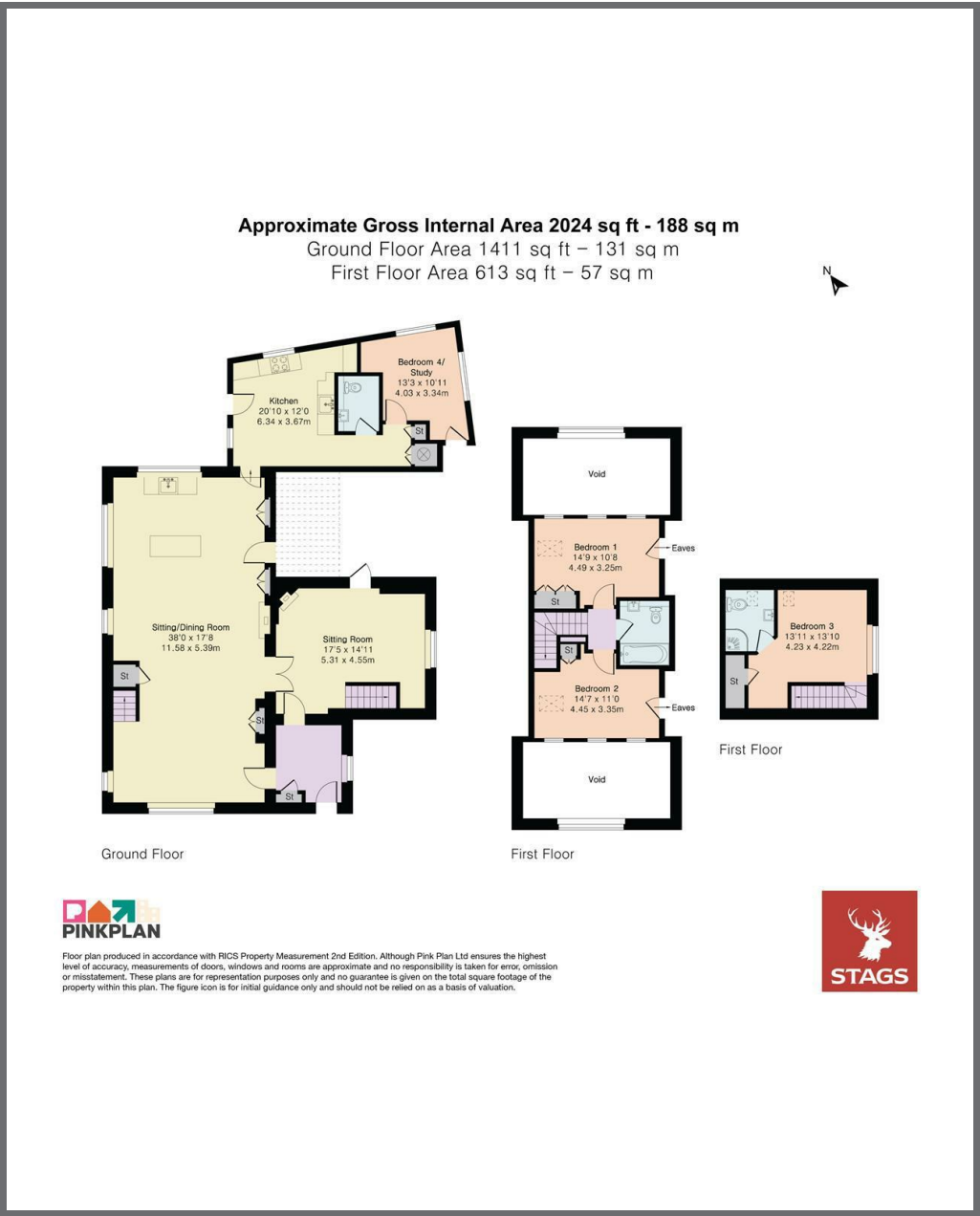
Strictly by appointment with the vendor's appointed agents, Stags Wadebridge 01208 222333.

DIRECTIONS

What3Words: [///stunning.booklets.give](https://www.what3words.com/#!/en/stunning.booklets.give)



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Energy Efficiency Rating	
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

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