


# The Old School

# The Old School, Michaelstow, St. Tudy, Bodmin, PL30 3PD







Wadebridge 8 Miles - Camelford 4 Miles - Port Isaac 7 Miles

A charming Grade II Listed one bedroom character property in the heart of Michaelstow.

- Semi-Detached
- One Bedroom
- No Onward Chain
- Grade II Listed
- Character Features
- Village Location
- Open Plan Sitting/Dining Room
- Low Maintenance Garden
- Freehold
- Council Tax Band: A

## Offers In The Region Of £250,000

### SITUATION

The Old School is located in the heart of the charming, rural village of Michaelstow, which sits astride the north-western edge of Bodmin Moor. Michaelstow is approximately 2 miles from the village of St Teath and is surrounded by beautiful countryside and the picturesque River Camel.

Approximately 4 miles away is Camelford, offering both primary and secondary schools as well as a comprehensive range of shopping facilities, including a Co-op, chemist, Post Office, doctor's surgery and veterinary practice. 8 miles away is the market town of Wadebridge, offering a wide variety of independent shops together with primary and secondary schools, cinema, numerous sports clubs, social clubs and access to the popular Camel Cycle Trail. The picturesque and rugged North Cornish Coast lies just over 5 miles away giving access to an extensive range of sandy beaches and cliff top walks with some of the most stunning coastal scenery in the UK.

Mainline railway services are available at Bodmin Parkway connecting London Paddington via Plymouth whilst Newquay Airport provides a number of scheduled flights to both domestic and international destinations.

### DESCRIPTION

Thought to be originally constructed in 1850, this charming Grade II listed former schoolhouse has been thoughtfully remodelled to create an inviting home or ideal bolthole, whilst still showcasing a wealth of its original character. Stained-glass windows, exposed beams, a church-style entrance door and traditional sash windows with wooden shutters all contribute to the property's unique appeal.

### THE PROPERTY

The ground floor is entered via a welcoming porch, opening into a delightful open-plan sitting and dining area. This inviting space features parquet flooring, a multi-fuel burner and a spiral staircase rising to the mezzanine above. The adjoining galley kitchen provides a range of fitted base units, a 1.5 bowl sink with mixer tap, a range-style cooker with 5-ring gas hob and space for further appliances. The stylish bathroom includes a roll-top bath, hand basin, WC and a generous walk-in shower with both waterfall and handheld fittings.

On the first floor, the mezzanine level offers ample room for a double bedroom, complete with exposed beams, Velux windows, a timber balustrade and a built-in cupboard.

### OUTSIDE

Outside, the cottage is approached through a gate leading to a gravelled area at the front and side of the property, providing a pleasant and easily maintained exterior space.

There is no allocated parking with the property but on-street parking is available.

### SERVICES

Mains electricity and water. LPG gas central heating. Private drainage via a cesspit Broadband availability: Ultrafast. Mobile phone coverage: Limited voice and data. (Broadband and mobile information via Ofcom). Please note the agents have not inspected or tested these services.

### VIEWINGS

Strictly by appointment with the vendors appointed agent, Stags - 01208 222333

### AGENTS NOTE

There is a covenant in the title deeds which states "Not to use the retained property otherwise than as a private dwelling".

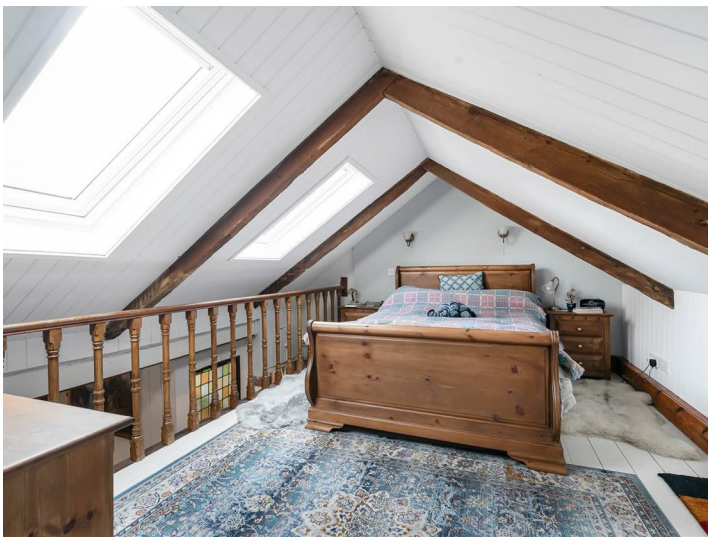
### DIRECTIONS

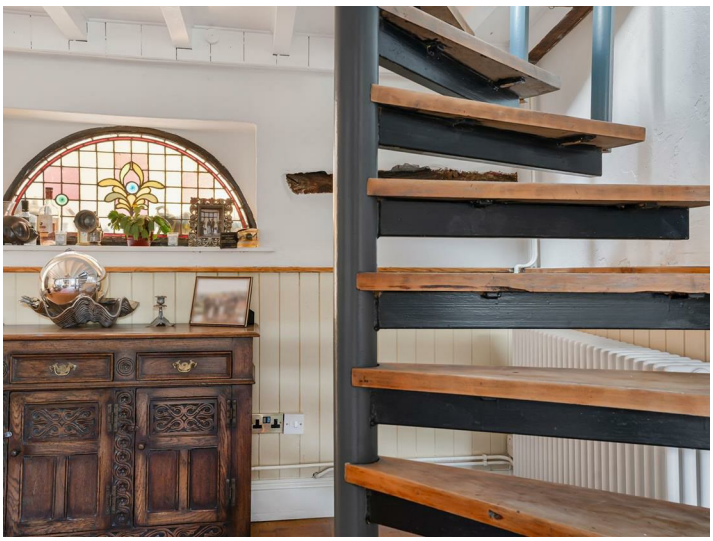
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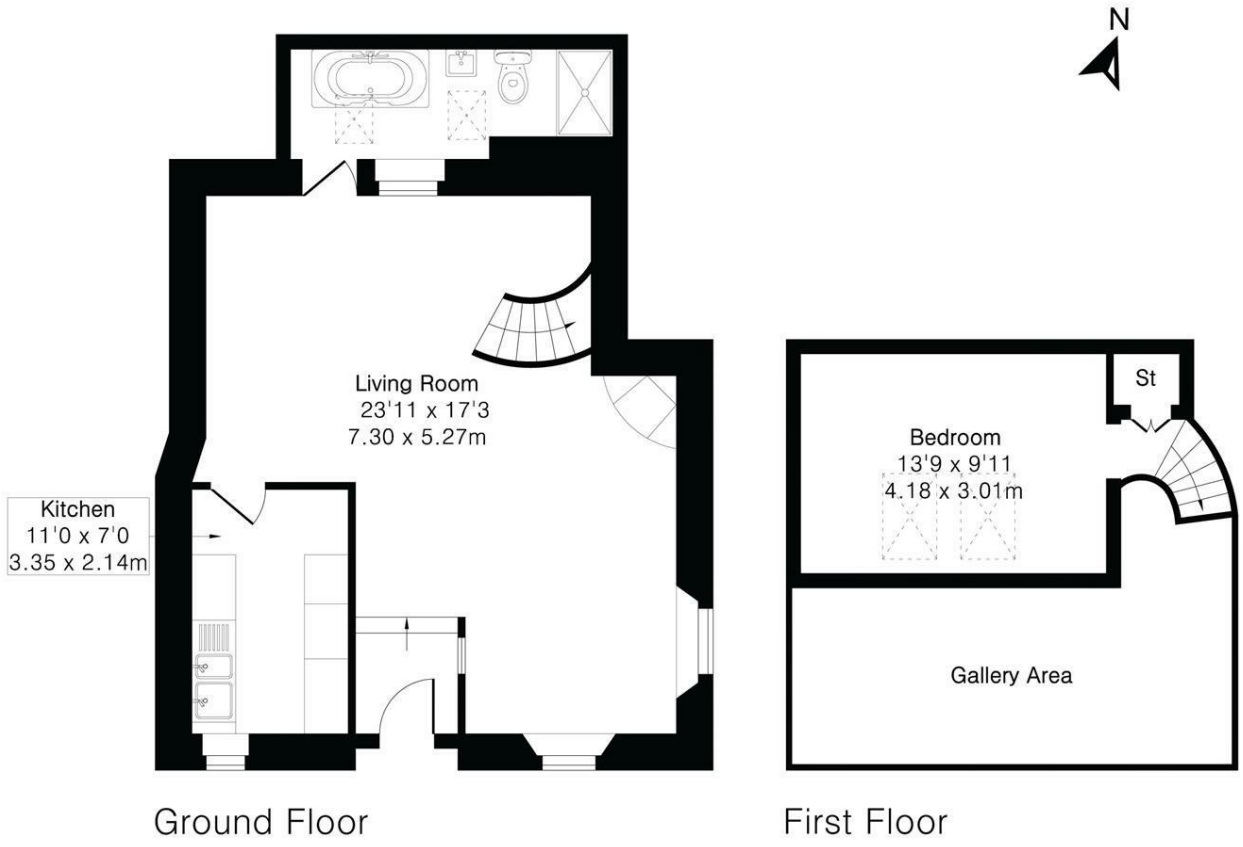




**Approximate Gross Internal Area 725 sq ft - 67 sq m**

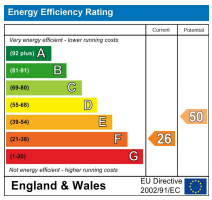
Ground Floor Area 582 sq ft – 54 sq m

First Floor Area 143 sq ft – 13 sq m




IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

STAGS




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