



The Old Schoolhouse, Whitecross,  
Penzance, Cornwall, TR20 8BT

















**THE OLD SCHOOLHOUSE, WHITECROSS, PENZANCE, CORNWALL, TR20 8BT**

**GUIDE PRICE £800,000 FREEHOLD**

**\* MAIN HOUSE: THREE/FOUR BEDROOMS \* LOUNGE WITH MEZZANINE \***

**\* LARGE KITCHEN/DINING ROOM \* SUN ROOM \***

**\* BATHROOM AND SHOWER ROOM \***

**\* ANNEXE: TWO BEDROOMS \* LOUNGE/KITCHEN \* SHOWER ROOM \***

**\* OFF STREET PARKING FOR SEVERAL VEHICLES \***

**\* LARGE GARDENS TO BOTH FRONT AND REAR \***

**\* DEVELOPMENT POTENTIAL \* DRIVEWAY AND PARKING \***

**\* EPC = F \* COUNCIL TAX BAND = TBC \* APPROXIMATELY 246 SQUARE METRES \***

Situated between the towns of Penzance and Hayle on the outskirts of the village of Whitecross, giving easy access to the A30 and the main line railway is this detached former school. The Old Schoolhouse has been renovated and converted into a spacious family home with many unique characters and the accommodation comprises of three bedrooms and large office, which could be a fourth bedroom and a separate annexe with two bedrooms that can be completely used on its own if required for annexe living or let out on a long term or holiday let if needed. Outside to the front of the property there is a large driveway with parking for multiple vehicles leading to the lawned garden. To the rear there is area laid to patio with lawn and pond, wooden shed, steps lead to a meadow mainly laid to lawn with established trees and shrub borders, orchard and separate access at the top of the field. The accommodation in brief comprises, on the ground floor, in the main house, three double bedrooms, lounge with mezzanine gallery enjoying views towards St Michael's Mount, there is bathroom, separate shower room and a large kitchen/dining room with further mezzanine area leading to the large office, which could be used as fourth bedroom or separated to provide further accommodation. Doors from the kitchen lead to a large sunroom to the rear, which then internally leads to the two bedroom annexe with shower room, open plan living room/kitchen and separate entrance, external entrance with further garden area. Due to the flexibility and character of the property and its location, we would fully recommend a viewing to appreciate. The property offers huge potential with the separation of the two bedroom annexe to give supplementary income or dependant relative living if required and the large gardens to the rear could be developed, subject to any necessary planning permissions.

Double glazed front door into:

**HALLWAY:** With tiled floor, radiator, windows to front, door to:

**BEDROOM ONE:** 16' 0" x 12' 9" (4.88m x 3.89m) Two double glazed windows to rear, two radiators, beamed ceiling, built in bedroom furniture to include wardrobes, dressing table and bedside units.

**BEDROOM TWO:** 16' 0" x 11' 4" (4.88m x 3.45m) Three double glazed windows to side, radiator, beamed ceiling, steps leading to mezzanine level.

**BEDROOM THREE:** 12' 7" x 11' 0" (3.84m x 3.35m) Double glazed window to rear, beamed ceiling, radiator.

**BATHROOM:** Double glazed mullion windows to the front, radiator, tiled floor, pedestal wash hand basin, WC, panelled bath with mixer tap over, fully tiled shower cubicle, access to loft, cupboard housing boiler.

**SHOWER ROOM:** Double glazed window to front, tiled floor, radiator, extractor fan, WC, wash hand basin, fully tiled mains shower cubicle.

**LOUNGE:** 23' 9" x 15' 7" (7.24m x 4.75m) Open beamed ceiling, full length double glazed, mullion windows enjoying views towards the south coast and Mount's Bay and two double glazed to side, dual fuel burner on tiled hearth with granite mantle and surround, two radiators, steps lead to mezzanine level with open beamed ceilings.

**KITCHEN/DINING ROOM:** 26' 5" x 16' 0" (8.05m x 4.88m) Three double glazed windows to front, further double glazed window to side, recently refitted Howdens kitchen, tiled floor, open beamed ceiling, radiator, range of base and wall units with worksurfaces and tiling over, space for four oven gas Aga, integral fan oven, induction hob, two wine coolers, two freezers, larder fridge, washing machine and dishwasher (all integrated), one and a half bowl ceramic sink unit, steps lead to:

**MEZZANINE LEVEL:** Opens into:

**HOME OFFICE/FURTHER BEDROOM:** Radiator, two skylights to rear, multiple power points, wooden floor under carpet.

Door from kitchen leads to:

**SUN ROOM:** 22' 8" x 12' 1" (6.91m x 3.68m) Tiled floor, radiator, double glazed to two side with patio doors onto rear garden, door into:

### **ANNEXE**

**LOBBY:** Plumbing for washing machine, then leads to:

**LOUNGE/KITCHEN:** 24' 2" x 10' 6" (7.37m x 3.20m) Double glazed window to front and side with views towards Mousehole and St Michael's Mount, patio doors to fully enclosed rear garden, radiator. Kitchen has tiled floor, electric oven, hob, base and wall units with worksurfaces and tiling over, one and a half bowl sink with space for fridge, gas boiler, door to:

**SHOWER ROOM:** Double glazed window to rear, WC, vanity wash hand basin, fully tiled shower cubicle, shaver point, extractor fan.

Lounge opens into:

**ANNEXE HALLWAY:** With radiator, door to outside. Doors to:

**BEDROOM ONE:** 16' 9" x 14' 9" (5.11m x 4.50m) Three double glazed windows with views towards St Michael's Mount, radiator.

**BEDROOM TWO:** 10' 4" x 7' 1" (3.15m x 2.16m) Double glazed window to side with views, access to secondary loft, radiator.

**OUTSIDE:** The property is approached over parking space for multiple vehicles, which in turn leads to the front garden which is laid to lawn and enclosed by granite hedging. Side access leads to the large rear garden, separate five bar gate at the top of this paddock, garden is laid to two levels. The lower level is laid to patio with an area of lawn, pond and wooden shed with power. Steps lead to the paddock, which again is laid to lawn with chicken coup, orchard, all enclosed by Cornish hedging and further gate at the top of this paddock giving access to the side lane.

**SERVICES:** Mains water, electricity, gas and septic tank (which is in the front garden).

**AGENTS NOTE:** We understand from Openreach website that Fibre to the Cabinet Broadband (FTTC) is available to the property. We tested the mobile phone signal for O2 which was good. The property is constructed of granite under a concrete tiled roof.

**MARSHALL'S PARK LANE OFFICE:** 0207 0791476

**LOCAL AUTHORITY:** Cornwall Council, St. Johns Hall, Alverton Street, Penzance, Cornwall, TR18 2QW TEL (0300 1234171)

**ANTI MONEY LAUNDERING REGULATIONS:** It is a legal requirement that we receive verified I.D. from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

**PROOF OF FINANCE:** Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask

for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.

For clarification we wish to inform the prospective purchaser(s) that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters, which are likely to affect your decision to buy, please contact us before viewing this property.

Penzance  
01736 360203

Mousehole  
01736 731199

Carbis Bay  
01736 795040

Camborne  
01209 715672

Hayle  
01736 756627

Lettings  
01736 366778



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