



Old School House



Tavistock Town Centre 7 miles •
Launceston 10.5 miles • Plymouth City
Centre 21 miles • Exeter 42 miles •
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For detailed directions please contact the
office.

A beautifully converted former schoolhouse
full of traditional character and charm, with a
private enclosed garden, sweeping driveway
and garage, situated in a peaceful and
unspoilt Tamar Valley village.

- Handsome Converted Former Schoolhouse
- Beautifully Presented, Characterful Interior
- Appealing Curved Sunroom
- Solid Oak and Slate Kitchen
- Pretty Patio Garden with Wildlife Pond
- Carriage Driveway and Garage/Workshop
- Desirable Village in the Tamar Valley
- Tremendously Peaceful and Private
- Council Tax Band: D
- Freehold

Guide Price £450,000

SITUATION

This charming countryside home is located in the very peaceful, unspoilt village of Sydenham Damerel, which lies within the hugely picturesque Tamar Valley National Landscape (formerly AONB), just a mile from the river Tamar itself. In terms of local amenities, there is a popular pub within the nearby hamlet of Horsebridge which overlooks the Tamar, a fuel station and mini-market 2 miles to the east, and a highly-rated farm shop at Chipshop around 2.5 miles away. The thriving market town of Tavistock, 7 miles to the east, offers a superb range of shopping, recreational and educational facilities, whilst the largely 19th-century town centre is focused around the pannier market and Bedford Square, in which regular farmer's markets are held. Plymouth is 15 miles to the south and the city of Exeter lies 40 miles to the northeast, providing air, rail and motorway connections to London and the rest of the UK.

DESCRIPTION

This handsome village home was built, we understand, circa 1860 as the local school and served the community until the mid-20th century. Having been extended and converted into a warm, comfortable and characterful home, it now offers some bright, spacious and very well-appointed two double-bedroomed accommodation on one level, complemented externally by attractive enclosed gardens. Internally, of particular note are the high vaulted ceilings in the sitting room and principal bedroom, and the striking, curved garden room. Another appealing feature is the gated, carriage driveway which, in combination with a separate stone garage, provides ample off-road parking.

ACCOMMODATION

The property is accessed through a substantial timber front door into a vestibule/boot room where there is an internal door directly into the sitting/dining room. This attractive reception space has a vaulted ceiling with exposed ceiling timbers, and plenty of natural light provided by two high windows. The room is centered around an open fireplace set within an impressive stone surround. Beyond the sitting room is a rear hallway with quarry-tile flooring

that extends into the kitchen, which is equipped with a good range of solid oak cupboards and cabinets with slate worktops over which incorporate a ceramic butler sink. There is a larder cupboard to one side and integrated appliances include an AEG 4-ring induction hob, Hotpoint double oven and Bosch dishwasher. Leading out from the kitchen is a hugely impressive, west-facing sunroom of brick and hardwood construction, that is undoubtedly one of the property's highlights and leads out to the patio garden. There are also plumbed spaces for laundry appliances within a useful utility area. Further along the rear hallway is a separate utility cupboard (which has space for an upright fridge-freezer), a bathroom, a separate WC and two very good-sized double bedrooms. The principal bedroom, in particular, has a high vaulted ceiling and exposed timber, plus two high multi-pane windows affording plenty of natural light through a double aspect. The bathroom incorporates a 3-piece suite to include a panelled bath with a rain-style shower over. Interested parties should also note that there is a loft over the second bedroom which could provide space for conversion into a third bedroom, subject to investigation and any necessary consents.

OUTSIDE

The property is accessed via a carriage driveway with gates at either end, providing ample off-road parking. To one side is a good-sized, stone-built garage/workshop with power and lighting connections, and additional overhead storage. The property's garden is enclosed by stone walling and high, mature hedging, providing excellent screening and shelter, and comprised of paved patios with well-kept lawned areas and planted borders. A delightful, private seating area is located outside of the sunroom, where there is also a pretty wildlife pond.

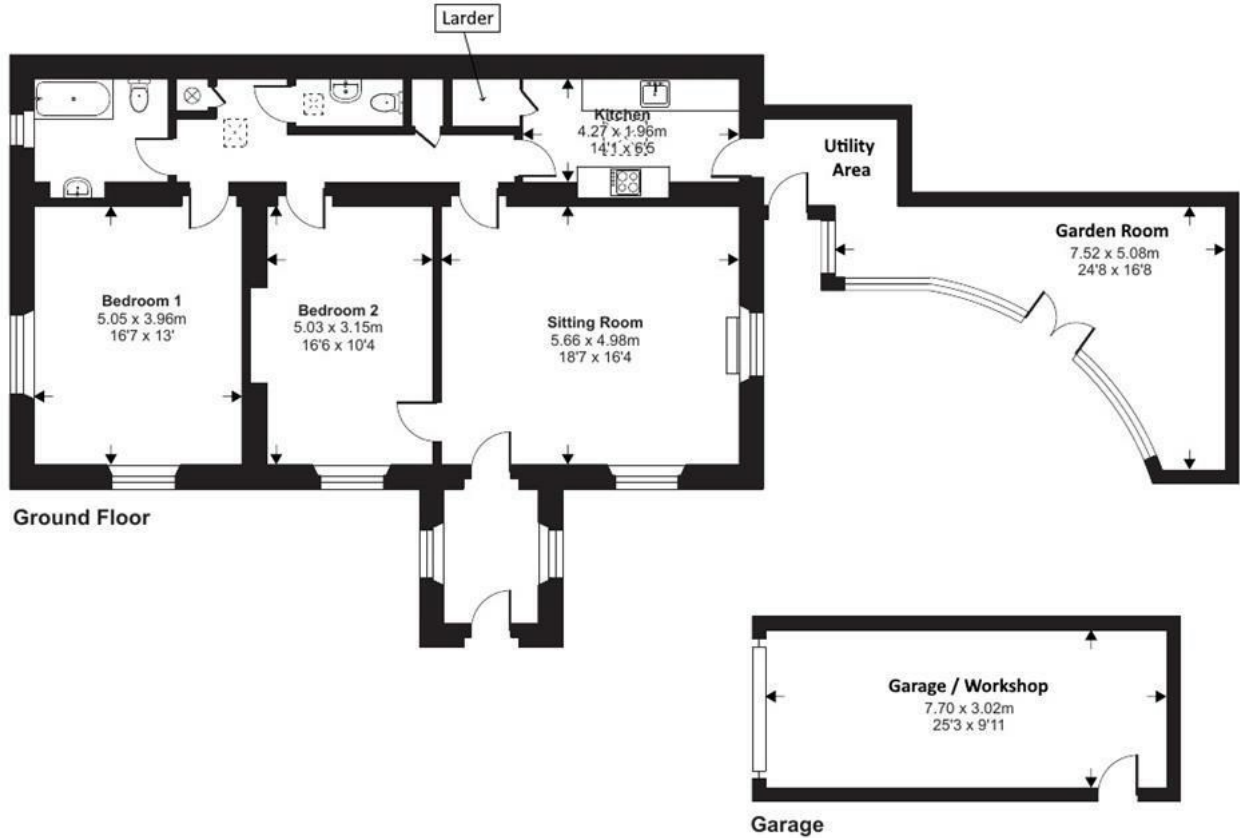
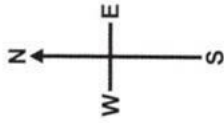
SERVICES

Mains water, drainage and electricity. Oil-fired central heating throughout. One electric heater in the vestibule. Ultrafast broadband is available. Good mobile voice/data services via O2, Three and EE (source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.



Approximate Area = 1413 sq ft / 131.2 sq m
 Garage = 253 sq ft / 23.5 sq m
 Total = 1666 sq ft / 154.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Stags. REF: 1132574

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.



Energy Efficiency Rating		Current	Potential
(91-100) A	(81-90) B		82
(71-80) C	(51-70) D		
(51-60) E	(31-50) F	37	
(1-20) G			
Net energy efficient - higher scoring coats		EU Directive 2002/91/EC	
England & Wales		2022/91/EC	

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