



Old School House



**STAGS**

# Old School House

Milton Abbot, Devon, PL19 0PP

Dartmoor National Park 5.6 miles • Tavistock 6.2 miles •  
Launceston 7.1 miles • Plymouth 21 miles • Exeter 40 miles

Handsome former schoolmaster's house with versatile 4-bedroom, 4-reception accommodation, beautiful, south-facing lawn and patio gardens, detached workshop and paddock, 1.62 acres in all.

- Mid-Victorian Former Schoolmaster's House
- Beautifully Finished, Versatile Accommodation
- Four Bedrooms, Four Receptions
- Gated Parking Area and Timber Workshop
- Paddock of 1.36 Acres, 1.62 Acres in All
- South-facing Garden and Sun Terrace
- Edge-of-Village Location
- Far-reaching Southerly Views at the Rear
- Council Tax Band: E
- Freehold

Guide Price £625,000

## SITUATION

This handsome property is situated on the edge of the village of Milton Abbot, benefitting from an attractive southerly outlook at the rear across neighbouring countryside and towards distant East Cornwall. Milton Abbot is a quiet and unspoilt, historic village located just outside the Tamar Valley National Landscape. The village has strong connections to the famed Bedford Estate, including through the nearby, notable Grade I Listed Endsleigh House, and a distinctive architectural style, with Edwin Lutyens and Edward Blore having designed many of the village centre's buildings, most of which are now Grade II Listed.

Tavistock, 6 miles away, is a thriving market town in West Devon offering a superb range of shopping, recreational and educational facilities, including the sought-after private and independent school, Mount Kelly. At Launceston, 7 miles away in East Cornwall, there are doctors, dentists and veterinary surgeries, 24-hour supermarkets, a fully equipped leisure centre, two testing 18-hole golf courses and numerous sporting and social clubs. Plymouth is 21 miles to the south and Exeter lies 40 miles to the northeast, providing air, rail and motorway connections to London and the rest of the UK.



## DESCRIPTION

This very fine village home dates, we understand, to 1867 and was originally constructed as the Headmaster's house to the local school. Today, it presents itself as a very characterful and versatile home with four bedrooms and four receptions, all beautifully finished, flooded with natural light and able to be configured to serve numerous purposes. The property has been in our clients' ownership for almost 20 years, during which time they have significantly improved and extended the house, including fitting a brand new, high-specification kitchen within the last twelve months, and scope to further extend the house no doubt exists (STP). Externally, the house is served by a beautiful, south-facing rear garden, gated driveway and workshop, plus a 1.36-acre paddock.

## ACCOMMODATION

The accommodation is accessed on the ground floor through a porch into the hallway. On the ground floor are: a sitting room with a panelled bay window and feature former fireplace; a bright, dual-aspect living room with patio doors to the garden and a log-burning stove; a rear snug room enjoying a beautiful southerly outlook; a dedicated dining room; a cloakroom, and; the beautiful new kitchen. The kitchen has been tastefully finished with a range of contemporary cupboards and cabinets with marble worktops, incorporating an integrated NEFF double oven, 4-ring induction hob, a built-in dishwasher and full-height fridge/freezer. Outside, steps lead down from the kitchen to a good-sized wine cellar. At first-floor level, there are four bedrooms, including three doubles and one served by a modern, fully tiled en-suite bathroom, plus a standalone shower room and separate WC. The rear-facing bedrooms, in particular, benefit from the wonderful, far-reaching countryside views to the south and west.

## OUTSIDE

A gated, gravel driveway provides parking and turning space for several vehicles and access to a timber workshop/machinery shed with double doors, plus internal power and lighting. Beyond the driveway is the paddock, which amounts to 1.36 acres and offers equestrian potential, subject to the provision of stabling and any necessary change of use, and those seeking to keep domestic livestock or otherwise establish a smallholding-type lifestyle. At the rear of the house are tiered, south-facing decking and sun terracing, ideal for relaxing in the sun or dining al fresco. Beyond the patio is a very pretty, enclosed lawn garden with well-stocked borders and a vegetable patch featuring two greenhouses.

## SERVICES

Unmetered mains water, electricity and drainage. Oil-fired central heating (new boiler 2 years ago). Superfast broadband is available. Limited mobile voice/data service is available through Three, O2 and Vodafone (Source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.

## VIEWINGS AND DIRECTIONS

Viewings are strictly by prior appointment with the vendors' sole agent, Stags. The What3words reference is ///entile.prune.moons. For detailed directions please contact the office.



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.

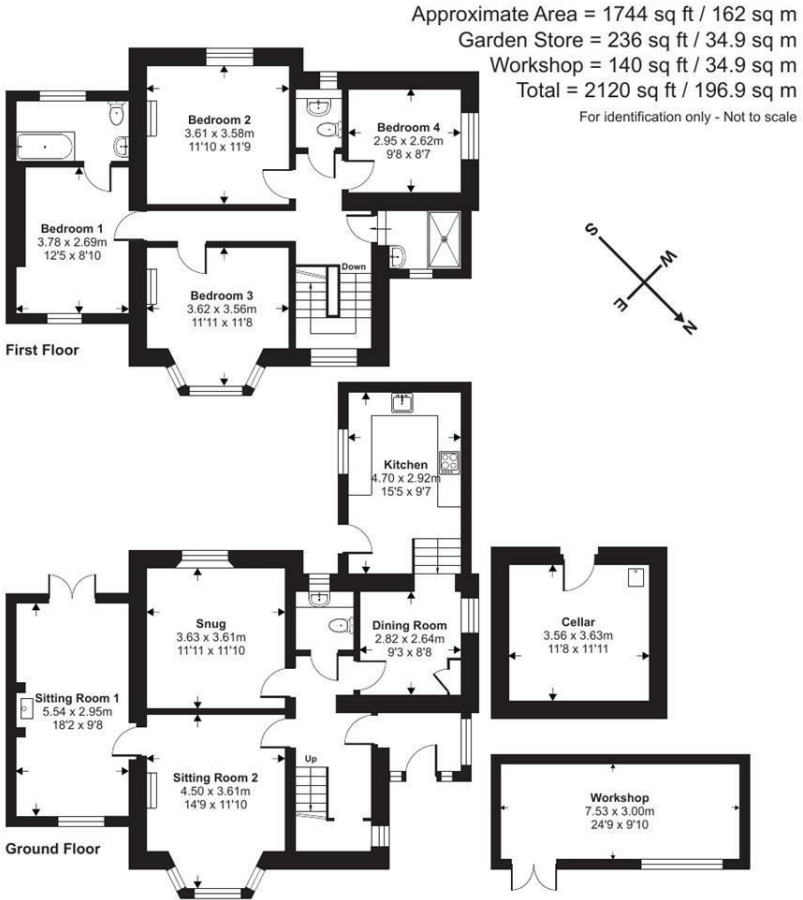


| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         | 76                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   |         |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   | 45      |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

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