



THE OLD SCHOOL HOUSE
O.I.R.O. £575,000

4-Bed Detached Home with Beautiful Gardens & Views
THORNMOOR, Nr. ST. GILES ON THE HEATH

MILLER TOWN & COUNTRY
exp UK



- » Immaculate Detached Four Bedroom Home
- » Large Landscaped Gardens
- » Far-Reaching Rural Views
- » Four Bedrooms, Principal En Suite
- » Four Reception Rooms
- » Access to Launceston, Tavistock & Holsworthy
- » Ten Minute Drive to A30 Corridor

The Property

Built on the site of a former Victorian primary school, this spacious detached four-bedroom home is set in beautiful landscaped gardens and has outstanding long range countryside views. This immaculate property has been finished to an exceptionally high standard and will make a wonderful home for its new owners.

At the front of the property, the arched timber front door welcomes you into a spacious front porch with tiled floors and a gorgeous wooden bench seat, which in turn opens into a light and airy reception hall. The modern kitchen overlooks the rear gardens and has built-in appliances and plenty of storage and worktop space. The separate dining room has room for a crowd at family gatherings and the adjacent study with its plentiful built-in bookshelves and views to the front is a great space for working from home. The room could also serve as a ground floor fifth bedroom if desired.

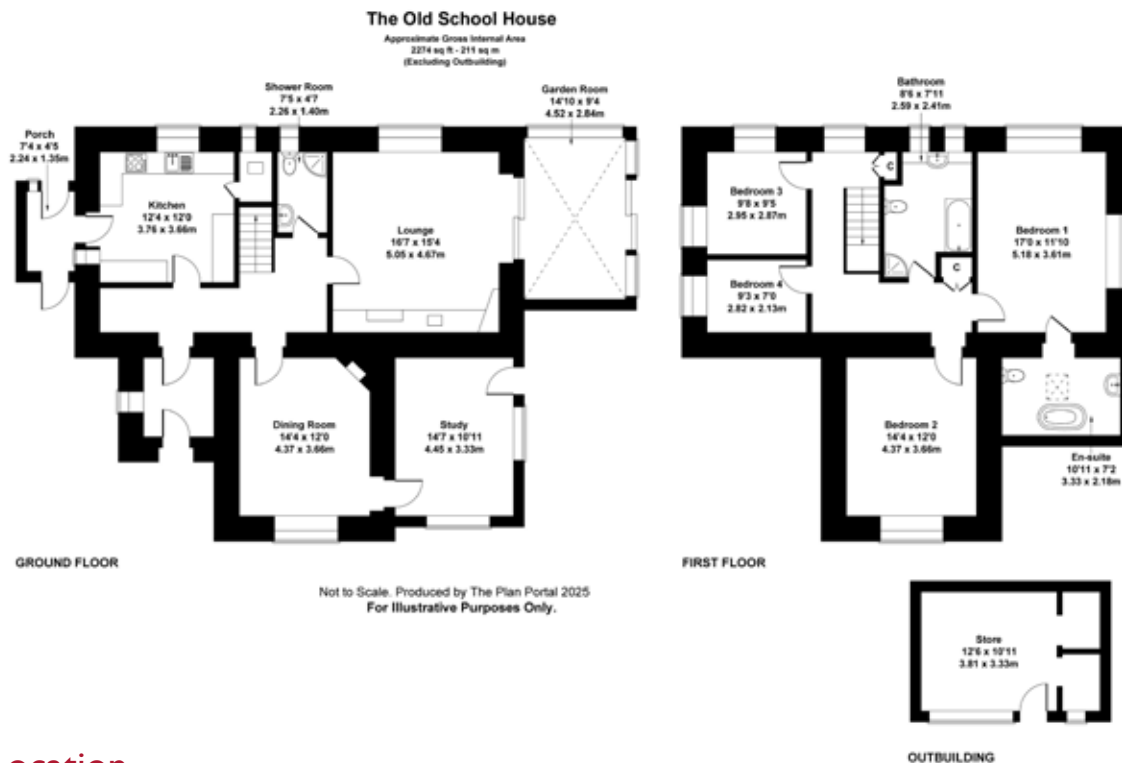
The light and bright sitting room overlooks the rear gardens and has lots of character via the feature stone fireplace with inset multi-fuel stove and adjacent former bread oven. Leading off this room is a more recent garden room extension with abundant glazing to take full advantage of the lovely outlook. A practical modern shower room is located between the kitchen and sitting room. On the first floor are four bedrooms, three spacious doubles and a generous single. The dual aspect principal bedroom has gorgeous countryside views and an en suite with freestanding clawfoot bathtub. A large family bathroom completes the upstairs.

Outside

A gated entrance leads to a gravelled driveway with parking for 4-5 cars. The Old School House is set in south-facing wrap-around and thoughtfully landscaped gardens. The side and rear have areas of lawn, shrubs and mature trees including a fantastic monkey puzzle. A good-sized garden store abuts the old stone boundary wall and a pretty Mediterranean-style seating area surrounded by low walls makes a great spot for al fresco dining or an evening cocktail.







Location

The property is just a few minutes' drive from the popular villages of St Giles on the Heath which has a post office and store, primary school and pub, and Lifton which offers a well renowned farm shop, doctors' surgery, post office and general store as well as a primary school. The nearby towns of Launceston, Holsworthy, Okehampton and Tavistock are all accessible by car and the A30 corridor is a short drive away allowing for easy connections further afield. The beaches of the north and south coasts and the wilds of Dartmoor and Bodmin Moor are not far away – perfect for outdoor enthusiasts.

Agents' Note: *New private drainage treatment plant installed May 2025, treated waste pumped via pipes in neighbour's field opposite to natural water course (property has access over field to inspect / maintain drainage)

KEY INFORMATION

	4 Bedrooms		EPC Rating: E (47)
	3 Bathrooms		Council Tax Band: E
	4 Reception Rooms		Tenure: Freehold
	Driveway parking for 4-5 cars		Broadband: ASDL (Ofcom)
	Not Listed		Mobile Signal: Indoor limited, Outdoor likely
	Heating: Oil		Grnd floor shower room and potential bedroom
	Utilities: Mains electricity & water, private drainage*		
	Restrictions: Residential use only (no business to be run from property)		
	Easements, Wayleaves: Deed of easement in place for sewage treatment plant		
	Public Rights of Way: None		
	Flooding: None known		
	Notable Construction Materials: None known		
	Building Safety Concerns: None known		
	Mining Area: No		
	Planning Permission / Proposed Developments: Neighbours have planning permission for single storey extension		

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VIEWING:

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