



The Old School



Truro - 8 miles North Coast - 8 miles

Former primary school on the edge of the village, converted into a delightful family home amidst mature gardens

- Edge of village location
- Handsome period property
- 3/4 Bedrooms (1 en-suite)
- Study
- Well-appointed kitchen/breakfast room
- Dining room
- Sitting room
- Lovely mature gardens
- Freehold
- Council Tax Band C

Guide Price £565,000

SITUATION

Mitchell is an attractive village located some 8 miles north of the cathedral city of Truro. This charming rural village benefits from easy access onto the A30 and is known for its picturesque surrounding countryside and traditional Cornish architecture.

Notable features of the village include the 16th Century Plume of Feathers, which is well-known as an excellent dining pub. There are primary schools in nearby St Newlyn East and Summercourt.

This is an ideal location from which to explore Cornwall, lying only 8 miles or so from a number of fine surfing beaches including Perranporth, Crantock and Holywell Bay. Other popular local attractions include the National Trust owned Trerice, the Lost Gardens of Heligan and the Eden Project.

The altogether softer south coast is around 15 miles whilst Falmouth offers access to some of the finest day sailing waters in the country and a plethora of maritime facilities.

Truro has an extensive range of commercial, professional, shopping and entertainment facilities. There are private schools around the City, whilst in the centre, there is a Marks and Spencer store, multi-screen cinema and the Hall for Cornwall Theatre. There is a main line railway station in Truro, linking with London Paddington, and Newquay Airport on the north coast, has a number of scheduled domestic and international flights.

THE PROPERTY

Believed to date from the early 1900's, this attractive former village primary school is situated on the edge of the village. Retaining a number of traditional features including the bell tower and substantial arched roof timbers, the accommodation is

well-presented throughout and an ideal family home.

Approached to a reception hall with stairs rising to the first floor. The sitting room overlooks the garden and features a brick fireplace, inset with a woodburning stove, together with french doors opening to the garden. The beautifully appointed kitchen/breakfast room includes integrated appliances and a sociable peninsula bar. Leading on from here is the dining room and cloakroom. Completing the ground floor is a study/bedroom 4 with lovely arched window.

The master bedroom features broad full height windows with views to open countryside along with the original arched roof timbers and built in wardrobes. Leading off is an en-suite shower room. The family bathroom is of a good size with a free standing roll-top bath and separate shower. Finishing this floor are two further bedrooms.

OUTSIDE

A driveway rises up from the country lane to a gravelled parking area and timber framed car port. The gardens then surround the property with secluded seating areas and, to the rear a fabulous mature garden with areas of level lawn, decked seating areas and an ornamental pond. Within the garden is a Summerhouse with deck, greenhouse and useful storage shed.

SERVICES

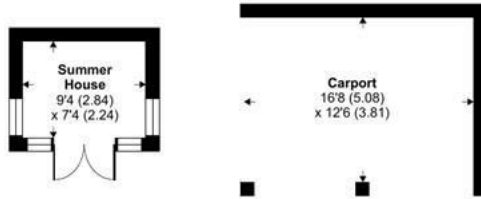
Mains water and electricity. Private drainage. Oil fired central heating.

DIRECTIONS

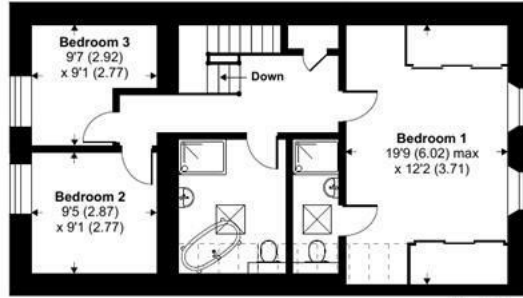
Proceed into the village from the A30 and directly opposite Four Winds Garage, turn into Fair Park View. Proceed along this country lane and after a couple of hundred yards The Old School will be evident on the left.



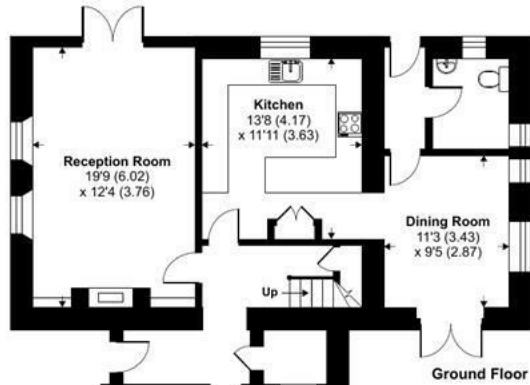
Approximate Area = 1521 sq ft / 141.3 sq m (excludes carport)
 Limited Use Area(s) = 43 sq ft / 4 sq m
 Garden Shed = 146 sq ft / 13.6 sq m
 Summer House = 68 sq ft / 6.3 sq m
 Total = 1778 sq ft / 165.1 sq m



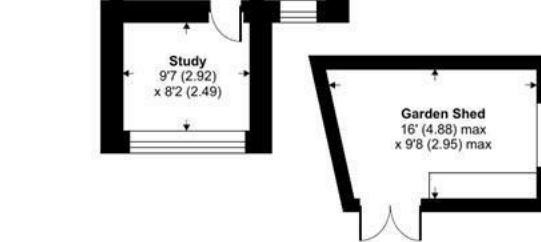
For identification only - Not to scale



First Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Stags. REF: 1027736

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
89-100	A		
81-88	B		
73-80	C		
65-72	D		
55-64	E		
45-54	F	36	
1-44	G		
Net energy efficient - higher scoring coats			
England & Wales		EU Directive 2002/91/EC	

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