



The Old School House,



Plymouth approx. 11 miles. Exeter approx. 54 miles.

A detached former School House with an abundance of charm and character throughout offering versatile accommodation overlooking open countryside and just a short distance from local beaches.

- Detached Period School House
- Character & Charm Throughout
- Large Reception Room with Wood Burning Stove
- Mezzanine Gallery/Snug
- Kitchen/Breakfast Room
- Four bedrooms
- Ground Floor Master bedroom with En-suite Shower Room
- Idyllic Location Close to Beach
- Freehold
- Council Tax Band D

Guide Price £450,000

SITUATION

Deviock is a small parish in Southeast Cornwall which is situated approximately one mile from the very popular coastal villages of Seaton and Downderry. Downderry has a well regarded primary school, doctors surgery, pub, restaurant and a local shop. Seaton has a beach side café and pub. There is a mainline railway station located in St Germans, which is approximately three miles away, with connections to the daily railway service to London Paddington. The A38 is accessible at Trerulefoot which is only ten minutes drive away and provides easy access to Plymouth and beyond . Plymouth, known as The Ocean City has one of the most natural harbours in the world. To the north is the Dartmoor National Park extending to over 300 square miles which provides excellent activities for the lovers of the great outdoors. Plymouth itself has a full and varied range of shopping, educational and sporting facilities. There is a mainline train service to London Paddington and to Penzance in Cornwall. Brittany Ferries operates seasonal services from Plymouth to France and northern Spain.

DESCRIPTION

The Old School House is a delightful, detached former school house offering spacious and versatile accommodation. This charming property benefits from off road parking for multiple cars and uninterrupted views across neighbouring fields to the rear. The beaches of Downderry and Seaton are just a five minutes drive.

ACCOMMODATION

The property is accessed into an internal porch which leads through to the

kitchen/breakfast room which has a traditional fitted kitchen with a range of matching cupboards, co-ordinating worksurfaces and integral appliances. Doors lead to the pantry and reception room. The large lounge/dining room has wonderful features which include vaulted, beamed ceilings, an attractive fireplace with a large woodburning stove and wooden shutters to the windows. Stairs lead from the Lounge area up to the Gallery which is a versatile space overlooking the lounge and would work well as a study area or playroom. The family bathroom is on the ground floor along with the master bedroom with en-suite and another double bedroom – two further bedrooms are located on the first floor.

OUTSIDE

External benefits include a paved area to the rear, which runs the length of the property and overlooks fields. There is a small paved area to the front of the property with mature planted borders. To the side of the property is ample parking for multiple vehicles.

SERVICES

Mains Electric
Mains Water/Private Drainage
Calor Gas
Full mobile coverage via EE, Vodafone, Three and O2 are available at the property.



Approximate Gross Internal Area = 170.9 sq m / 1840 sq ft

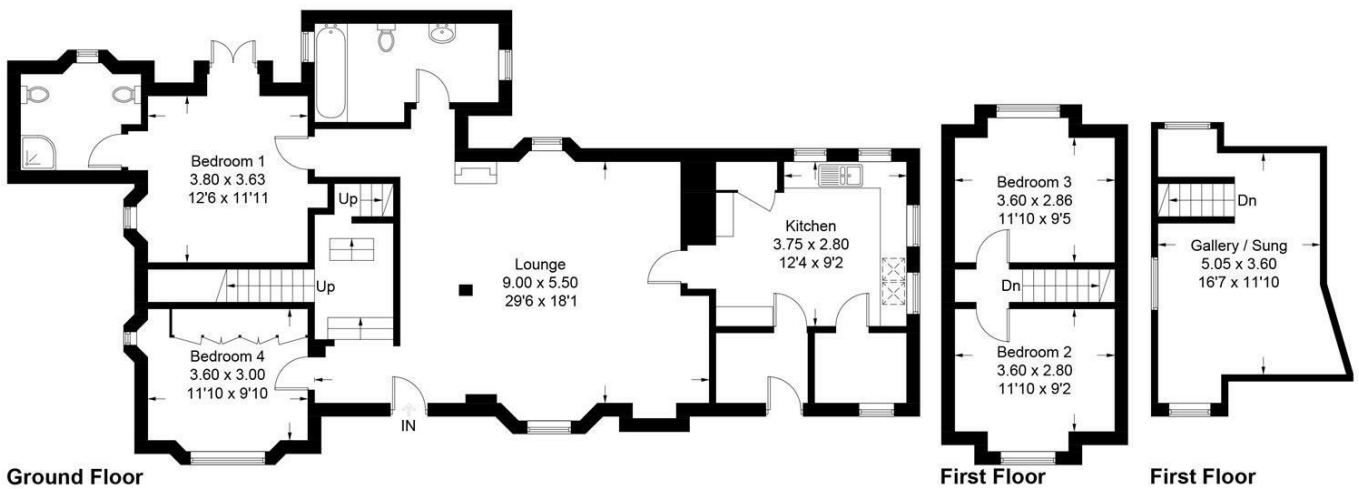
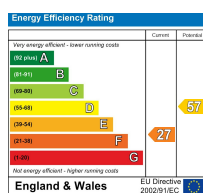


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1012034)

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