



## The Old School House, Frog Hill, Ponsanooth, Truro, TR3 7JW

£685,000

Constructed in 1878 and, formerly the village school until conversion in circa 2001/2002; a spectacular and inspiring detached property providing a wealth of character and charm throughout, showcasing a stunning 50 ft open-plan living, kitchen, dining room, with high vaulted ceiling (including a mezzanine level above), exposed beams, impressive granite fireplace with wood burning stove, and beautiful fitted kitchen, together with a grandiose principal bedroom boasting epic proportions and en-suite shower room, 2 further double bedrooms, one with en-suite shower room, a stunning main bathroom/shower room and external sun terrace with accompanying gardens, sweeping driveway, plentiful parking and a detached timber double garage with separately accessed storage area above, allowing for the possibility of conversion to ancillary accommodation (subject to necessary consents). Without doubt, a fine example of a quality conversion, finessed over the years and improved greatly by the current owners.

### Key Features

- Converted former school with a unique and inspired interior
- Grandiose central living space measuring 50 ft with exposed and vaulted ceiling
- Impressive granite fireplace with wood burning stove
- A wonderfully social and open-plan layout ideal for entertaining
- 3 (possibly 4) double bedrooms, 2 en-suite shower rooms and main/bath shower room
- Incredibly bright and light rooms with many tall windows throughout
- Stylishly appointed kitchen with island and accompanying preparation area
- EPC rating E



## THE ACCOMMODATION COMPRISES

From the brick paved driveway, a small set of steps rise to a half height timber gate, giving access to the broad front terrace, with shallow steps rising to the front uPVC entrance door with exterior curtesy light and granite threshold, opening into the:-

### ENTRANCE PORCH

Tiled flooring, recess with uPVC double glazed window and slate sill. Angled roof pitch with inset downlight, granite step with internal painted timber door with glazed fanlight, giving access into the:-

### OPEN-PLAN KITCHEN/DINING/LIVING AREA

An outstanding first impression to the property, providing appeal and vast taste with a sense of grandeur, with painted exposed beams to the living/dining area, an array of light pouring in via a multitude of windows, together with a deep sense of history. An exceptional place for those purchasers wishing to acquire a unique, characterful property, offering an entertaining space which is quite literally, second to none. From left to right, a beautifully appointed kitchen showcases an array of stylish, built-in units, together with central butchers block and accompanying island providing breakfast bar, all set under a number of painted beams with supporting pillars surrounding. Opening leading into a dining area at midpoint and onwards, a fantastic living space with a most impressive central granite fireplace with wood burning stove set within.

### KITCHEN

Incredibly stylish, versatile and spacious in nature, with inset coir matt upon entry, offering an array of fitted units set to two sides, adorned with a granite worksurface sweeping through at midpoint, with inset double bowl sink and swan neck mixer tap, Range-style cooker with five ring inset gas hob and adjacent electric hotplate and stainless steel extractor, AEG built-in dishwasher and space adjacent for American-style fridge/freezer. Continued features include a butchers block to the middle, abutting the dining area, a deep kitchen island with matching cupboard units, plentiful worksurface space overhanging towards the dining area allowing for breakfast bar feature and, of course, the ability to entertain guests whilst cooking within this well-served kitchen. Accompanying preparation area underneath staircase once again, with matching cupboards and worksurface, together with open display shelving undercounter. Painted timber doors to inner hallway and principal bedroom suite. Character beamed ceiling with exposed supporting pillars. Inset downlights, contemporary hanging light, concealed speaker system. Exposed painted brick wall to one side. Treated timber flooring. uPVC window to side elevation. Open to the:-

### LIVING/DINING AREA

Full of character, a vast open space flanked with broad windows to either side, offering a surprising amount of natural light, complimenting the nature of the exposed beam ceiling surrounding waist height panelling and complimented beautifully by a magnificent granite fireplace providing wood burning stove set on a slate hearth. Continuation of treated timber floor to dining area, carpeted floor to living space. Stylish hanging lights throughout, accompanied by contemporary wall lights set in between recessed windows with deep display sills. Each window providing an outlook over the frontage. Four double radiators, turning staircase

rising to mezzanine level set over kitchen. Painted panel door providing access to the side entranceway, with cloakroom and main bath/shower room.

### OPEN MEZZANINE/POTENTIAL FOURTH BEDROOM

Another delight within The Old School House, offering a broad area set over the kitchen, providing the possibility of becoming a fourth bedroom (subject to necessary consents and permissions gained), yet utilised by the current owners as an 'office'. Feature painted panelling to the far side, continuing at midpoint along one wall. Pitched ceiling with exposed painted beams, contemporary hanging light with dimmer switch, two windows set either side, providing much natural light.

### PRINCIPAL BEDROOM SUITE

A palatial principal suite, aura inspiring and again, providing many wonderful features including wood burning stove with exposed flue set on a slate heart, full height exposed stone wall, vaulted ceiling with exposed painted beams, and feature panelling surrounding three walls. Double aspect in nature via broad and tall uPVC double glazed windows. Built-in wardrobes to corner section, offering useful storage space for clothes, shoes etc. Three radiators, wall lights and contemporary bedside lighting. Painted timber door with oak lintel above, granite threshold leading into the:-

### EN-SUITE SHOWER ROOM

Stylishly appointed with an array of tiling set to the floor and mosaic tiling to walls. Fixed window to side elevation, Velux window within roof pitch. Low flush WC, pedestal wash hand basin, walk-in shower with two fixed shower screens and Victorian-style shower controls with accompanying oversized shower head and handheld shower attachment. Columned radiator, painted feature wall panelling to waist height. Extractor fan and ceiling light.

### INNER HALLWAY

Set off the kitchen and accessed via a painted timber door, a deep inner hallway with doors to shower room, bedroom two and bedroom three. Feature waist height panelling to one wall, exposed painted beams at ceiling height, tall obscure glazed window with secondary glazing and contemporary wall lights. Electrical consumer unit at ceiling height. Feature exposed stone work at midpoint.

### SHOWER ROOM

Stylishly appointed with low flush WC, pedestal wash hand basin and corner shower cubicle with curved sliding doors, electric Mira Sport shower and extractor. Inset downlights together with inset speakers. Patterned floor tiles, contemporary tiling to walls. Window to side elevation with secondary glazing.

### BEDROOM TWO

A well proportioned double bedroom with feature waist height panelling to one side, uPVC obscure glazed window to rear elevation with secondary glazing and radiator under. Exposed and painted ceiling beams, contemporary ceiling light, radiator.

### BEDROOM THREE

Once again, superbly proportioned, with full height clear glazed French doors to rear elevation, accessed by two steps and flanked by windows either side. Inset downlights, radiator, panel door leading into the:-

## EN-SUITE SHOWER ROOM

Comprising low flush WC, pedestal wash hand basin and corner shower cubicle with electric shower and glazed shower door. Feature panelling to three sides, contemporary tiling to ceiling height. Velux window with roof pitch, tiled flooring.

## SIDE ENTRANCE/CLOAKS ROOM

Once a formal entrance to this historic building when previously used as a school within the village of Ponsanooth, comprising hardwood side entrance door with fan light, open way leading to three granite steps rising to an internal cloaks area, offering space for shoes, coats etc. Slate flagstone floor, obscure glazed window to side elevation, inset downlights. Painted timber door with granite threshold, opening into the:-

## MAIN BATH/SHOWER ROOM

A stunning main suite comprising freestanding 4 ft bath with brushed bronze tap, low flush WC, bespoke broad vanity unit offering open shelving, a ceramic sink set on top of a tiled surface with mixer tap and finally, a walk-in shower cubicle with crittall effect glazed shower screen, brushed bronze showerhead with matching controls and contemporary tiling similar to vanity unit. Tiling to shower cubicle, patterned floor tiling throughout. Inset downlights, inset speakers within ceiling. Heated towel rail, feature waist height panelling to two walls, two uPVC double glazed windows to front elevation. Panel door leading to the :-

## BOILER ROOM

Wall-mounted Vaxi boiler providing domestic hot water and heating, with accompanying Megaflo system and wall-mounted Honeywell master thermostat. Wooden slatted shelving at head height, corner cupboard housing electrical consumer unit and mats. Exposed copper piping, uPVC glazed window to side elevation. Loft hatch.

## THE EXTERIOR

### DRIVEWAY & PARKING

From Frog Hill, a broad opening provides access onto a paved driveway flanked with granite retaining walls, offering an array of parking whereby further space to the end of the drive exists, giving access to the:-

### OAK FRAMED DOUBLE GARAGE

A well constructed oak framed building with painted double timber swing doors to the front and divided internally via a timber partition wall, easily removed if desired. With concrete hardstanding and strip lighting throughout, a useful structure, even if purely for the requirements of storage or alternatively, a hobby room. A stable door to the rear of the double garage provides access to a rear storage area suitable for recycling, bins etc. An attached wood store exists to the side, with a pathway leading to a stone outbuilding, together with steps rising to the rear, into the:-

### MEZZANINE STORAGE ROOM

Situated above the double garage at first floor level, set within the pitch of the roof, and double aspect with walk-in dormer to one side and casement window to the front elevation. With power and light in situ, an intriguing space which could be utilised in numerous ways.

## EXTERNAL STORE

Accessed via a stripped timber door, an external store with light, storage space and shelving to the rear. Set adjacent, and accessed via the garden terrace above, two stripped timber doors give access to further storage space.

## RAISED FRONT TERRACE

Superbly complimenting the property, a broad raised terrace laid to slate tiling, offers an outdoor area suitable for al fresco dining, entertaining or social gatherings with friends and family. Sheltered by an prevailing winds with retaining walls to two sides, together with contemporary slatted fencing abutting the front garden. Space for hot tub. Granite steps to the side of the building offer access around the property, to the side elevation only.

## FRONT GARDEN

From the driveway, a small number of granite steps rise to a lawned and raised garden, planted with an array of subtropical plants and bordered onto side with an array of established bushes and shrubs with a detached garden store. A side patio with a set of steps rises to a side entrance, which is no longer in use. Within the garden exists a former well (no longer in use). Situated opposite, a slightly raised area of lawn could be utilised for further parking, if required.

## GENERAL INFORMATION

### SERVICES

Mains electricity, water, gas and drainage are connected to the property. Gas fired central heating.

### COUNCIL TAX

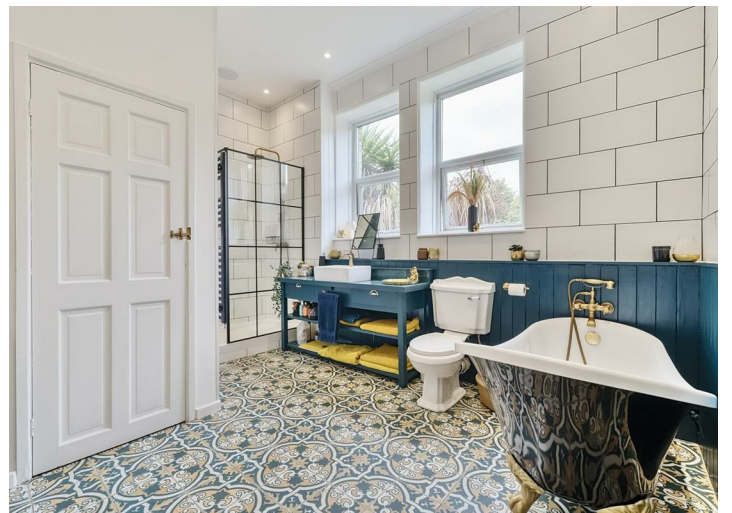
Band E - Cornwall Council.

### TENURE

Freehold.

### VIEWING

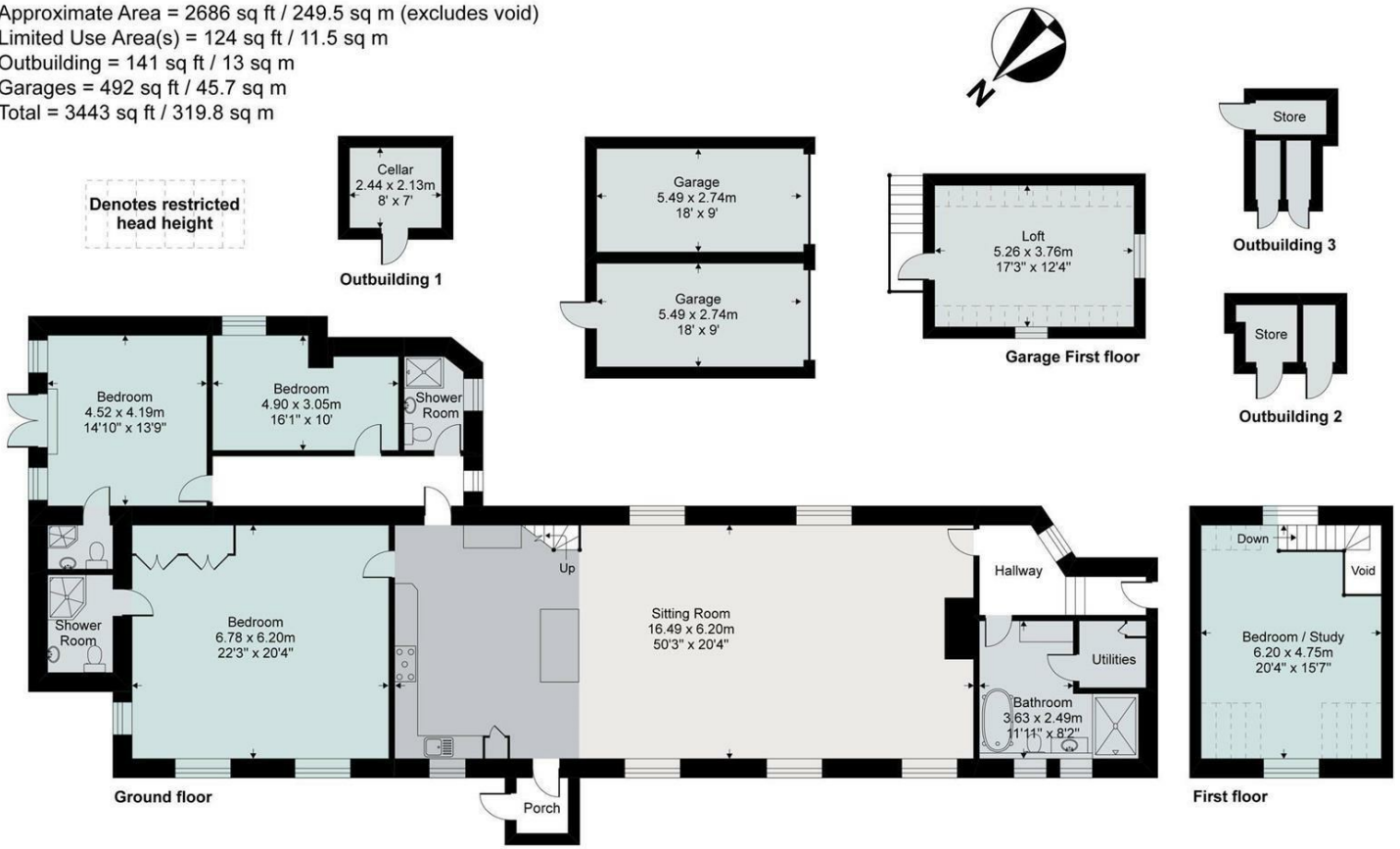
By telephone appointment with the vendors' Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.



# Floor Plan

## Frog Hill, Ponsanooth, Truro, TR3 7JW

Approximate Area = 2686 sq ft / 249.5 sq m (excludes void)  
 Limited Use Area(s) = 124 sq ft / 11.5 sq m  
 Outbuilding = 141 sq ft / 13 sq m  
 Garages = 492 sq ft / 45.7 sq m  
 Total = 3443 sq ft / 319.8 sq m



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom