



THE OLD SCHOOL  
FORE STREET  
TREGONY  
TR2 5RW

Philip Martin  
FOR SALE  
01872 242244  
www.philipmartin.co.uk

*Philip Martin*

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS





THE OLD SCHOOL



# THE OLD SCHOOL FORE STREET TREGONY TR2 5RW

GRADE II LISTED CHARACTER PROPERTY SOLD WITH NO CHAIN

A property steeped in history and situated in the heart of the popular village of Tregony. Formally a primary school for the local community, the dwelling is being sold for the first time on the open market.

Full of character and occupying a substantial plot; this is a rare opportunity to purchase a unique dwelling in a sought after location. Accommodation includes; entrance porch, kitchen/dining room, three double bedrooms (master en-suite), utility room, sitting room, bathroom and shower room.

There is a driveway to the side of the property providing access to a large garage, extensive rear garden and ample parking.

Sold with no chain, viewing is recommended.

EPC - G. Freehold. Council Tax - D.

## GUIDE PRICE £595,000

### *Philip Martin*

PHILIP MARTIN

9 Cathedral Lane, Truro, Cornwall, TR1 2QS

**Truro:** 01872 242244 **St Mawes:** 01326 270008

**E:** [sales@philip-martin.co.uk](mailto:sales@philip-martin.co.uk)

**www.philip-martin.co.uk**



The particulars are issued on the understanding that all negotiations are conducted through Philip Martin who for themselves or for the Vendor whose agents they are, give notice that:

(a) Whilst every care has been taken in preparation of these particulars, their accuracy is not guaranteed, and they do not constitute any part of an offer or contract. Any intended purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

(b) They do not accept liability for any inaccuracy in these particulars nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

Sales - Referral fee disclosure - We may recommend conveyancing services to you through Muve. These services are optional, however, should you use their services, Philip Martin will receive a payment which is typically £200 plus vat.



## THE PROPERTY

The Old School is a three bedroom semi detached former School that has been sympathetically converted into a spacious residential dwelling, full of period features. The property is situated in the popular location of Tregony, within a short walk of both the primary and secondary schools, as well as the wide range of amenities on offer within the village. Occupying a substantial plot, with lots of potential; the property is full of character with vaulted beamed ceilings, original windows and fireplaces. In all, the accommodation comprises; entrance porch, kitchen/dining room, sitting room, three bedrooms (one en-suite), large bathroom and a boiler room. There is a driveway to the side of the property leading to a double garage at the rear and providing off road parking for numerous vehicles. At the rear, there is a large enclosed garden.

## TREGONY

Tregony is a thriving community, sometimes referred to as the "gateway to the Roseland" offering a post office, shop, pub, Churches and both primary and secondary schools are within a short 10 minute walk. The village is easily accessible to the whole of the Roseland Peninsula and hence very much a centre for tourism during the summer months. The city of Truro is about seven miles and St. Austell slightly further. The village also has the benefit of a regular bus service. The harbourside villages of Portloe and Portscatho are each about four and seven miles distant, and St Mawes is about 11 miles to the south.



## TRURO

Truro is renowned for its excellent shopping centre, fine selection of restaurants, bars, private and state schools and main line railway link to London (Paddington). The Hall for Cornwall is also a popular venue providing all year round entertainment and

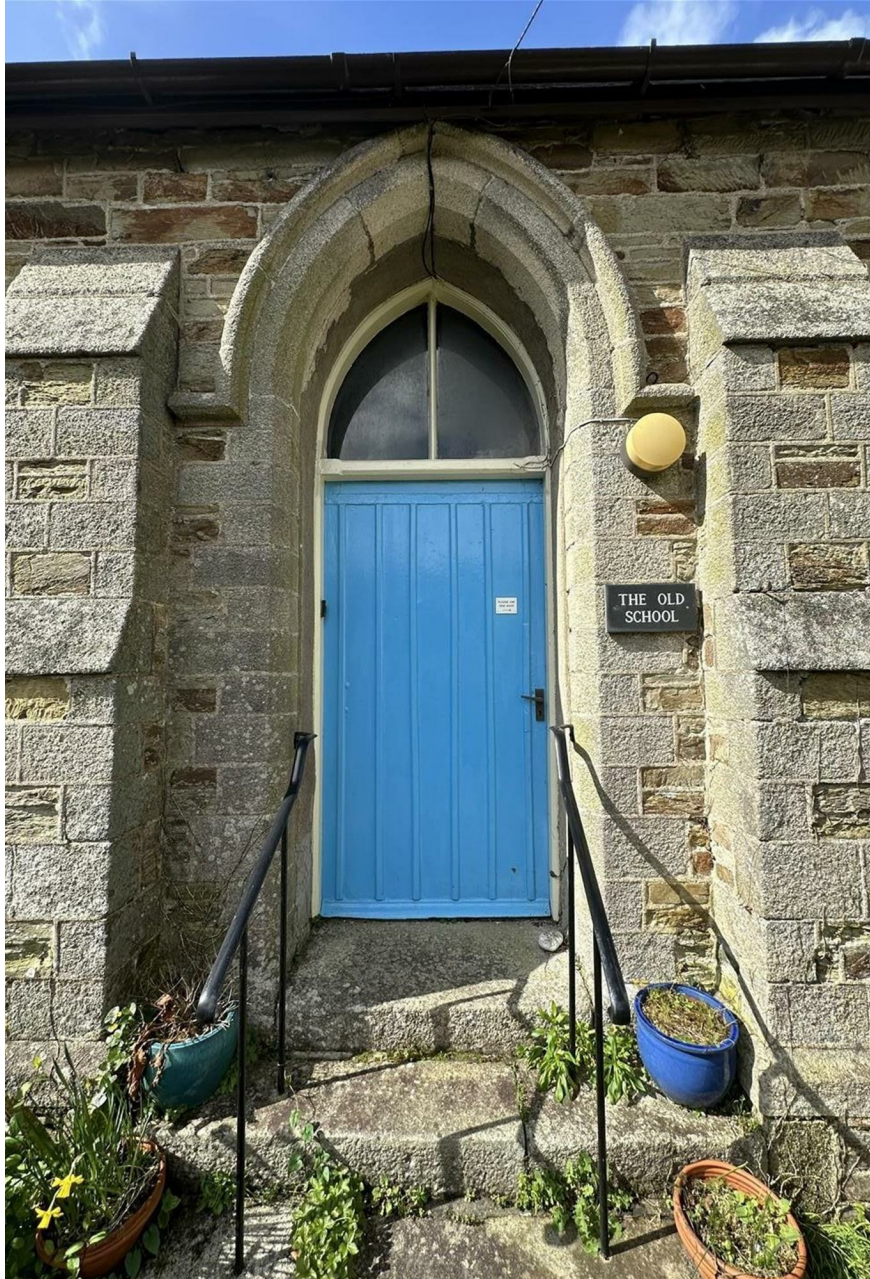
other cultural facilities include the Royal Cornwall Museum and the historic Cathedral.

In greater detail the accommodation comprises (all measurements are approximate):

## ENTRANCE PORCH

*Philip Martin*





#### KITCHEN/DINING ROOM

26'9" x 15'8" (8.16m x 4.80m)

A large, light kitchen/dining room with windows to front and side. High, vaulted ceilings and original timber floorboards.

#### HALLWAY

#### BEDROOM ONE

16'0" x 14'4" (4.90m x 4.37m)

Window to rear. Radiator.

#### EN-SUITE

7'3" x 5'9" (2.23m x 1.76m)

With hand wash basin, low level w.c. and bath. Radiator. Window to side.

#### BEDROOM TWO

13'11" x 12'4" (4.25m x 3.77m)

Window to rear. Radiator.

#### BEDROOM THREE

14'4" x 10'9" (4.37m x 3.30m)

Window to rear. Radiator.

#### BATHROOM

11'3" x 8'7" (3.44m x 2.63m)

Including pedestal hand wash basin, low level w.c. and bath. Cupboard housing hot water cylinder. Radiator. Window to side. Opening into;

#### SHOWER ROOM

11'7" x 11'3" (3.55m x 3.44m)

Comprising large shower cubicle, low level w.c. and hand wash basin. Window to side.

#### SITTING ROOM

20'9" x 19'10" (6.35m x 6.05m)

A substantial dual aspect room with vaulted ceiling beams. Windows to front and side allow for plenty of light. Four radiators.

#### UTILITY

11'1" x 8'1" (3.40m x 2.47m)

Door to rear garden and window to side. Housing oil fired boiler. Plumbing for washing machine.

#### BASEMENT

Under the bathroom block, there is a basement room used for storage with access to pipework.

#### OUTSIDE

There is a driveway to the side leading to a garage with ample space for parking. There is a large rear garden with wall boundaries and mainly laid to tarmac due to its history. There are a range of mature shrubs and trees with some having permission to be removed.

This is a truly unique opportunity to purchase a substantial period property, occupying a large plot within the heart of a popular Cornish village. With a tremendous amount of history behind it, the dwelling is being sold on the open market for the first time.

#### SERVICES

Mains water, electric and drainage. Oil fired central heating.



#### N.B

The electrical circuit, appliances and heating system have not been tested by the agents.

#### COUNCIL TAX

D.

#### TENURE

Freehold.

#### DIRECTIONS

The property is easy to locate within the village of Tregony. The property is easily located after passing The Kings Arms pub on the left hand side and Roseland Parc on the right hand side. A "for sale" board will be displayed.

#### VIEWING

Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

#### DATA PROTECTION

We treat all data confidentially and with the utmost care and respect. If you do not wish your personal details to be used by us for any specific purpose, then you can unsubscribe or change your communication preferences and contact methods at any time by informing us either by email or in writing at our offices in Truro or St Mawes.



*Philip Martin*









*Philip Martin*

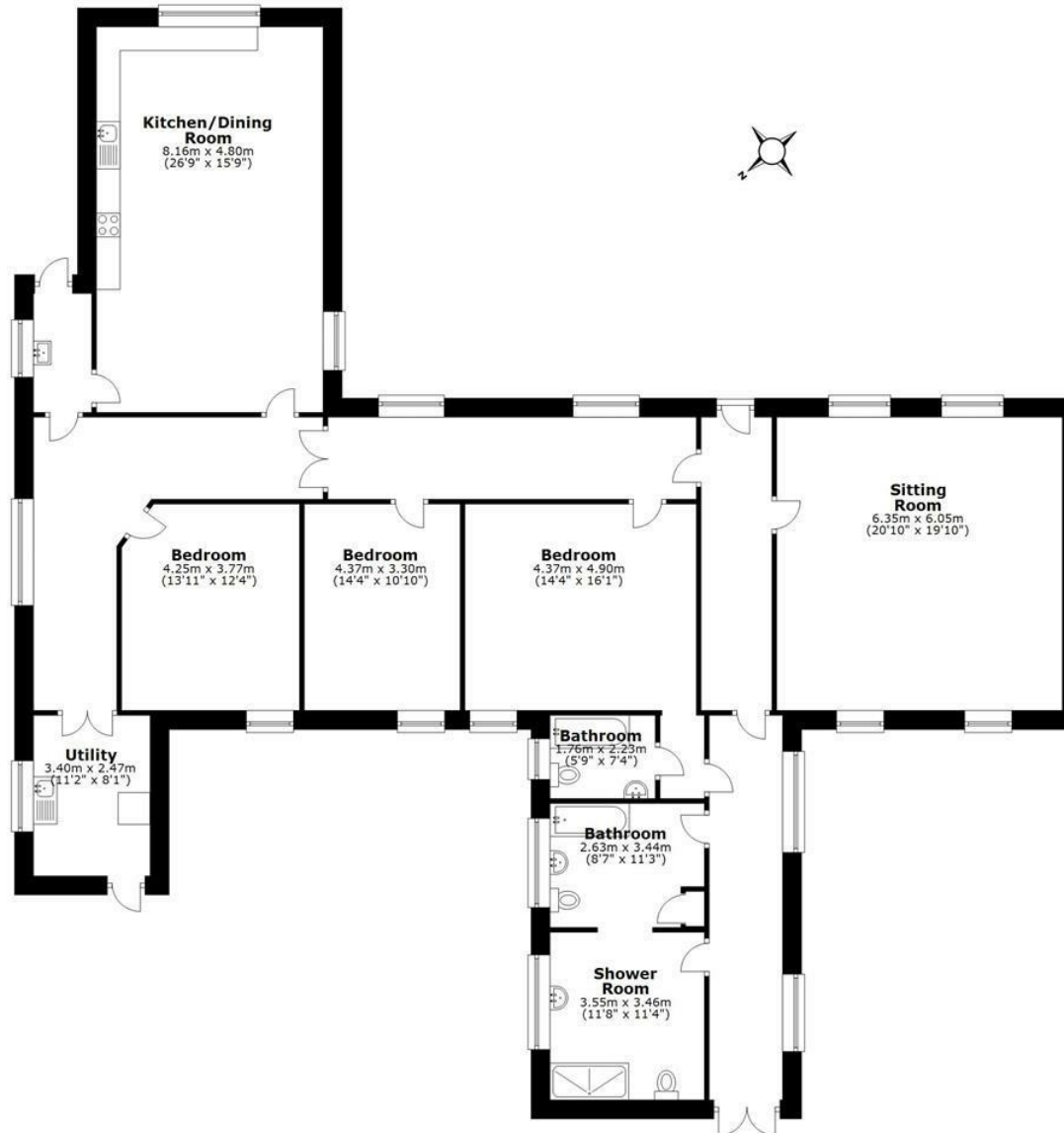




*Philip Martin*



**Ground Floor**  
Approx. 229.4 sq. metres (2469.5 sq. feet)



Total area: approx. 229.4 sq. metres (2469.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should be used as such.  
Plan produced using PlanUp.

**The Old School, Tregony**

*Philip Martin*









PHILIP MARTIN

Truro 01872 242244 St Mawes 01326 270008 [www.philip-martin.co.uk](http://www.philip-martin.co.uk)

*Philip Martin*

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS