



**The Old School House, Thornmoor,
St Giles on the Heath, Devon, PL15 9SN**

Guide Price £650,000 Freehold





A most impressive, remarkably spacious country property in a peaceful yet accessible rural location

- Hosted Virtual Viewings
 - 4 Bedrooms
 - 3 Reception Rooms
 - Garden Room
- Contemporary Kitchen
- Ample Off Road Parking
- Landscaped Gardens
- EPC E & Council Tax E

SITUATION Set in the rural hamlet of Thornmoor, 4 miles from the popular village of Lifton with amenities including an award-winning farm shop, doctors, primary school and thriving village community hall. More comprehensive shopping facilities can be found at Launceston some 5 miles distant.

The A30 is 3 miles away at Broadwoodwiger, linking the Cathedral cities of Truro and Exeter. At Exeter there is access to the M5, a mainline railway station serving London Paddington and an international airport. The City Port of Plymouth is 22 miles to the south with deep water marina and regular ferry crossings to northern France and Spain.

DESCRIPTION A beautifully presented former school house of stone construction with a tiled Mansard-style roof. The property has been subject to considerable expenditure and improvement by

the current vendors to create a home of rare quality and comfort. The many character features have been preserved whilst also skilfully combined with more modern conveniences such as double glazing and part-underfloor heating.

The accommodation is illustrated on the floorplan and briefly comprises: feature front door to the original entrance porch with tiled floor, fitted bench and storage cupboard, door to the reception hall. The hall has stairs to the first floor and door to the shower room, dining room with former fireplace recess and a door to the study which is double aspect with fitted bookshelves and a door to the side garden.

The spacious lounge enjoys has a fireplace with granite surround and slate hearth housing woodburner and a feature former oven with display niche above. Sliding doors open to the recently added garden room with pitched roof with



rooflights and sliding doors to the garden. This room enjoys lovely views over the landscaped garden.

The kitchen has a range of base and wall units with quartz worktop, inset ceramic hob, integral microwave, integral double oven, stainless steel sink, space for fridge/freezer, door to understairs cupboard with window to the rear and floor-standing boiler, rear porch with appliance space, storage cupboards and doors to the front and rear.

The first floor has 4 bedrooms, bathroom and landing with an airing cupboard, linen cupboard and window to the rear. The master bedroom is double aspect with rural views and a step down to the en suite bathroom with a ball and claw style bath, low flush wc, pedestal wash hand basin and rooflight.

The family bathroom comprises a panel enclosed bath with traditional-style mixer taps and shower attachment, walk-in shower cubicle, tiled walls and a pair of windows to the rear aspect.

OUTSIDE From the quiet parish road, a 5-bar gate leads to a gravelled parking and turning area providing space for several vehicles. The gardens are landscaped to the front, side and rear with well-defined hedge and fence boundaries. A range of flower beds provide colour and interest throughout the year with an in-ground, naturally fed pond and attractive patio areas. Potting shed providing extra storage space with power and light connected.

The property extends in all to 0.28 acres.

SERVICES Mains water and mains electricity. Private drainage (Cesspit). Oil fired central heating and underfloor heating in the kitchen, dining room and garden room. Council tax band E. Full EPC document available on request. Broadband connected to property. Mobile phone coverage: Visit Ofcom website. Please note the Agents have not inspected or tested these services.

VIEWINGS Strictly by prior appointment with the vendor's appointed agent, David J Robinson Estate Agents & Auctioneers.

DIRECTIONS

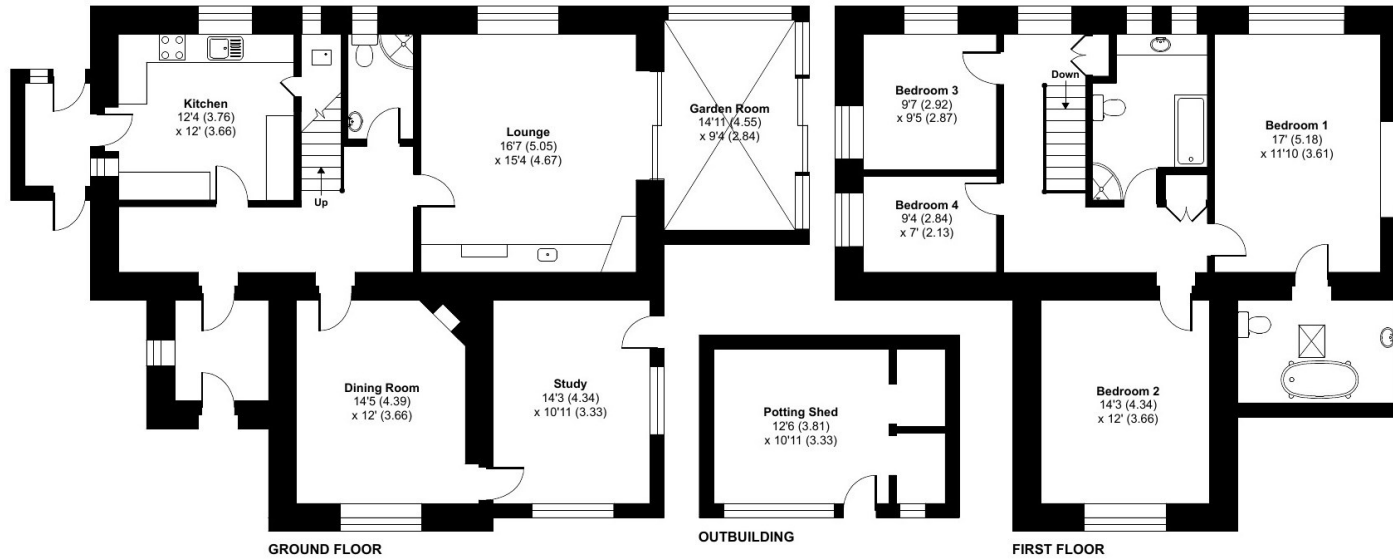
Sat Nav Postcode: PL15 9SN

What3Words: ///balancing.progress.hoping.





Approximate Area = 2280 sq ft / 211.8 sq m
Outbuilding = 181 sq ft / 16.8 sq m
Total = 2461 sq ft / 228.6 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rlcocom 2024. Produced for David J Robinson Estate Agent and Auctioneers Ltd. REF: 1080109



For more information or to arrange a viewing, please contact us:

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