

The Old School House, Kingston, Kingsbridge, TQ7 4PU

Guide Price
£425,000







MILLINGTON TUNNICLIFF

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TAX

F

EPC

21

FULL DESCRIPTION

A 3 double bedroom converted former School House located within the heart of Kingston. The property is late Victorian and has been extended at side and rear during it's life as the Village School and when it reverted to residential use had a mezzanine created from the main vaulted reception area.
Accommodation will suit a large family or for those looking at properties with potential for an annexe or Airbnb. There is a main entrance hall, vaulted living room with mezzanine studio/study area, 3 bedrooms, kitchen, bathroom and separate shower room. There is a large garden and extensive off road parking apron leading to the double garage. There are numerous outbuildings and an overflow bunk bedroom with shower. No chain. EPC F 21.

GROUND FLOOR

ENTRANCE HALL
Entrance door, roof light window.

LIVING ROOM
24' 8" x 15' 5" (7.54m x 4.71m)
Upvc double glazed window to front and window to side, vaulted ceiling, fireplace with wood burner, night storage heater, stairs rising to mezzanine, door to:

INNER HALL
Window overlooking small private courtyard.

BEDROOM 1
15' 1" x 14' 8" (4.60m x 4.48m)
Vaulted ceiling, built in wardrobes, window to side and door to courtyard.

BEDROOM 3
13' 10" x 9' 11" (4.23m x 3.04m)
Built in wardrobe, Upvc double glazed window to front and rear, night storage heater.

BATHROOM/WC
10' 7" x 5' 0" (3.24m x 1.54m)
Bath, wash basin and low level WC, built in cupboard.

BEDROOM 2
13' 11" x 13' 3" (4.25m x 4.04m)
Upvc double glazed window to side and window to rear, vaulted ceiling.

LOBBY
Upvc double glazed window to front.

UTILITY ROOM
7' 3" x 5' 4" (2.23m x 1.64m)
Roof light, two Belfast sink units.

SHOWER/WC
Window to side, shower, low level WC and wash basin.

KITCHEN
15' 8" x 7' 9" (4.80m x 2.38m)
Upvc double glazed window to side and door to rear. Older range of base units and work surfaces, double bowl double drainer sink, built in electric oven and hob.

FIRST FLOOR MEZZANINE STUDY AREA/STUDIO
17' 8" x 14' 5" (5.39m x 4.41m)
With vaulted ceiling and stairwell overlooking the main reception area and window to side.







EXTERIOR
The property has a driveway which we understand is shared with its neighbours at side which leads to an extensive parking area at rear for multiple vehicles leading to the double garage. There is a large garden with fruit trees. There is a small private courtyard off the main bedroom. outbuildings comprise of a block store, a bunk bedroom attached to the garage with shower room and a timber built store.

DOUBLE GARAGE
17' 2" x 16' 1" (5.25m x 4.92m)
Two up and over doors.

TENURE
Freehold.

ADDITIONAL INFORMATION
The propert has mains electric, drainage and water. Internet is not connected. The property is of conventional solid masonry wall construction under a pitched slate clad roof.

AML CHECKS
We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £54 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. Please contact the office if you have any questions in relation to this.

FLOORPLAN



Total area: approx. 266.8 sq. metres (2871.3 sq. feet)

CONTACT

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