



The Old School

Tregony

The Old School, Fore Street, Tregony, The Roseland TR2 5RW

Situated in the heart of thriving Tregony on the Roseland Peninsula, The Old School is a remarkable Grade II listed former village school, now offering an opportunity for renovation, with granite mullions, vaulted ceilings, large windows and exposed timbers creating a home of exceptional character and scale. Occupying a generous plot of over one third of an acre in the centre of the village, it also benefits from a large garden, double garage and extensive parking.

Distances

Portloe – 4.5; Veryan – 4.5; Lost Gardens of Heligan – 5.5; Pendower and Carne beach – 6; Caerhays beach – 6.5; Mevagissey – 7; Hemmick beach – 7; Porthcurnick beach – 7; Portscatho – 7.5; Truro – 7.5; St Austell – 8; St Mawes – 11; Cornwall Airport (Newquay) – 17.5;

(All distances are approximate and in miles)

The location

Tregony is a thriving and well-regarded village often referred to as the gateway to the Roseland Peninsula. The village offers a strong sense of community together with a range of day-to-day amenities including a village shop, post office, pub and churches. Both primary and secondary schools are located within easy walking distance.

The Roseland Peninsula is widely regarded as one of Cornwall's most beautiful and unspoilt areas, renowned for its rolling countryside, sheltered creeks and picturesque coastal villages. The nearby harbourside villages of Portloe and Portscatho provide excellent access to the coast, while St Mawes offers superb sailing waters and a selection of highly regarded restaurants.

The cathedral city of Truro lies approximately seven miles away and provides an excellent range of national and independent retailers together with a wide choice of restaurants, cafés and cultural attractions including the Hall for Cornwall theatre. Truro also benefits from a mainline railway station providing direct services to London Paddington.





The Property

- Former village Victorian primary school building (mid-1870s), now a distinctive Grade II listed residence
- Spacious single-storey accommodation with impressive vaulted ceilings and exposed structural beams
- Entrance porch with vaulted ceiling
- Secondary entrance hall with vaulted ceiling
- Main hall with partially vaulted ceiling
- Large double aspect sitting room with vaulted ceiling, excellent natural light and generous proportions
- Substantial double aspect kitchen / dining room with vaulted ceiling and original timber floorboards
- Master bedroom with garden outlook and en suite bathroom
- Two further well-proportioned double bedrooms
- Spacious family bathroom opening through to a separate shower room
- Utility / boiler room and access to the garden
- Basement storage area



The Gardens, Garage and Parking

- Driveway to the side of the property
- Detached double garage
- West-facing, generous, enclosed and level rear garden with mature shrubs and trees. The garden is also in need of work.
- Large plot (0.37 of an acre in total) offering excellent potential for further landscaping or enhancement

Tenure, services and general information

Freehold. Mains water, drainage and electricity. Oil-fired central heating.

Council Tax: band D

Broadband: FTP (source: www.openreach.com/broadband-network/fibre-availability)

What 3 Words /// cracker.paddocks stylist

Directions

From Truro, take the A390 (eastbound) towards Tresillian and continue for about five miles. Turn right onto the A3078 towards Tregony and upon entering the village, drive over the bridge and turn left onto Tregony Hill (B3287) continuing up the hill. The Old School is found on the left hand side.

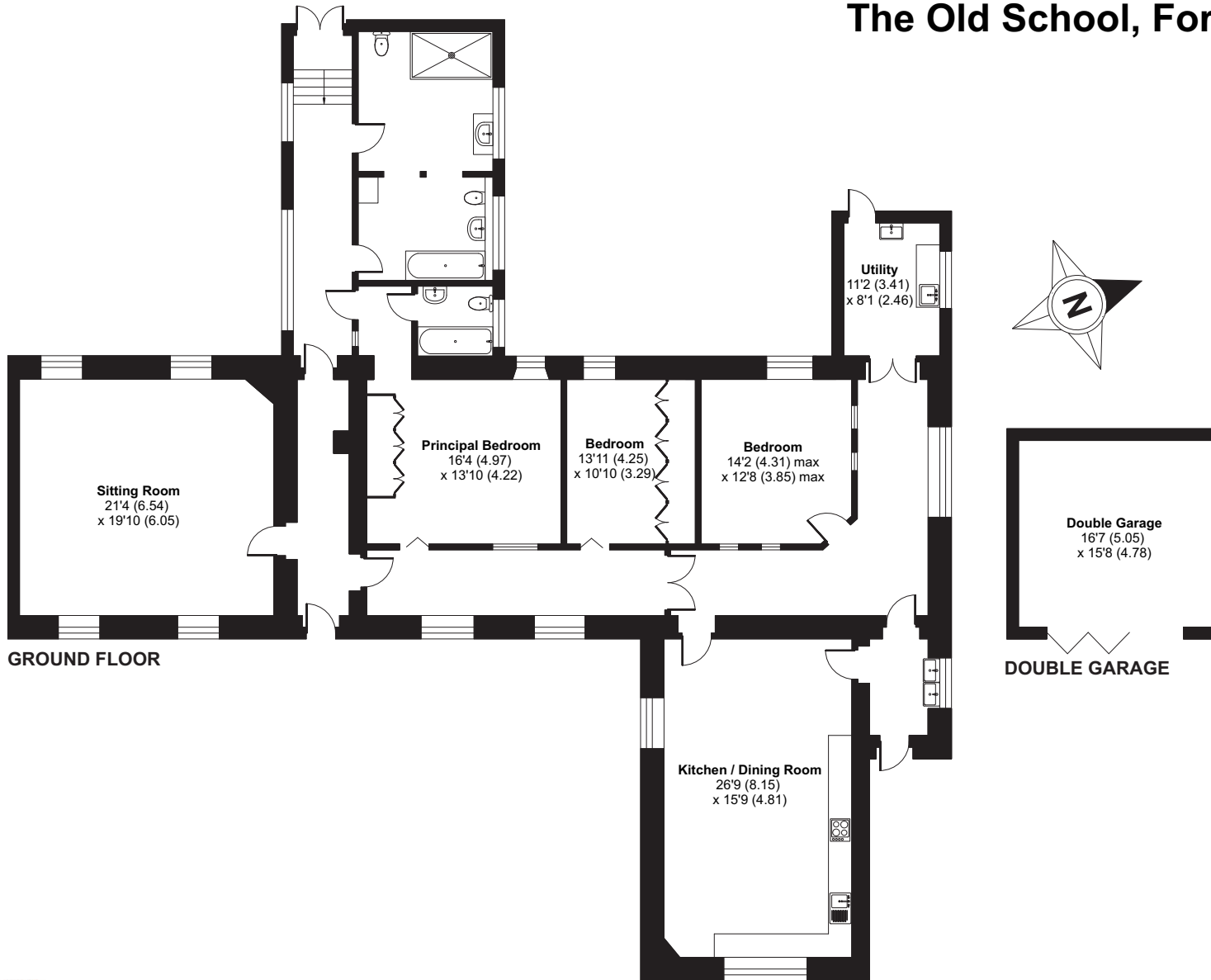


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Main House = 2623 sq ft / 243.6 sq m

Total = 2883 sq ft / 267.7 sq m (includes garage)

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E		
21-38	F		
1-20	G	13 G	

FIXTURES AND FITTINGS Only those fixtures and fittings mentioned specifically in the sales particulars are to be included in the sale. All others (including light fittings not mentioned, furniture, garden furniture, garden ornaments etc) are not included but may be available by separate negotiation.

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Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2021 Produced for Shore Partnership Limited. REF: 1429021



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