



The Old School, Botus Fleming, Saltash, Cornwall, PL12 6NJ



Offers Over £190,000

Situated within the sought-after village of Botus Fleming, this former schoolhouse presents a rare opportunity to acquire a substantial detached property requiring comprehensive renovation and improvement throughout.

Originally granted planning permission for conversion to a dwelling in 1982, the property offers significant potential for redevelopment and the creation of a unique village home. The existing structure provides extensive accommodation arranged over two floors, with the current layout indicating the potential for a three-bedroom dwelling.

Occupying an attractive village position, the property will appeal to developers, builders, investors and those seeking a substantial renovation project. The character of the original building and generous footprint offer exciting possibilities, subject to any necessary consents and investigations.

According to the vendor, a number of works have already been undertaken in accordance with the planning permission, which they advise assists in implementing and validating the consent. These works are said to include the installation of a septic tank and drainage system, the replacement of ground and first floor joists and flooring, construction of certain internal blockwork walls, and alterations including rear dormers. The vendor also advises that the property previously benefited from an oil-fired central heating system, with the oil tank, oil-fired AGA and radiators still remaining on site.

The vendor further notes that some elements may now require remedial works or replacement, including sections of flooring affected by water ingress, parts of the dormers, and some heating pipework. Prospective purchasers should make their own enquiries and satisfy themselves as to the condition, extent and compliance of any works carried out.

The property benefits from plenty of potential for a south facing garden.

Despite its peaceful setting, the property remains well connected. The nearby village of Botus Fleming provides everyday amenities, including the well regarded Rising Sun pub, which is within walking distance. The wider Tamar Valley offers a wealth of walking, cycling and outdoor pursuits, while the maritime city of Plymouth is within easy reach, offering a comprehensive range of shopping, dining and transport links, including mainline rail services. The area combines the tranquillity of an Area of Outstanding Natural Beauty with convenient access to key locations, making it an appealing setting for both full time living and a country retreat.

Agent's Note

The property is being sold as a renovation and redevelopment opportunity. Prospective purchasers should satisfy themselves as to the condition, suitability and future potential of the property prior to purchase.

We understand that planning permission was historically granted for conversion to a dwelling; however, we have been unable to verify the current status of that permission, whether works were lawfully commenced, or what planning position currently applies. Interested parties are advised to make their own enquiries with Cornwall Council and seek independent professional advice where appropriate.

The floorplan provided is for illustrative purposes only and should be regarded as highly approximate. It should not be relied upon for any purpose other than illustrative purposes.

Due to the condition of the property, viewings are strictly by appointment only and must be accompanied by a member of our team. Access will be restricted in certain areas and viewers enter the property entirely at their own risk.

All information is provided without warranty.

EPC: EXEMPT

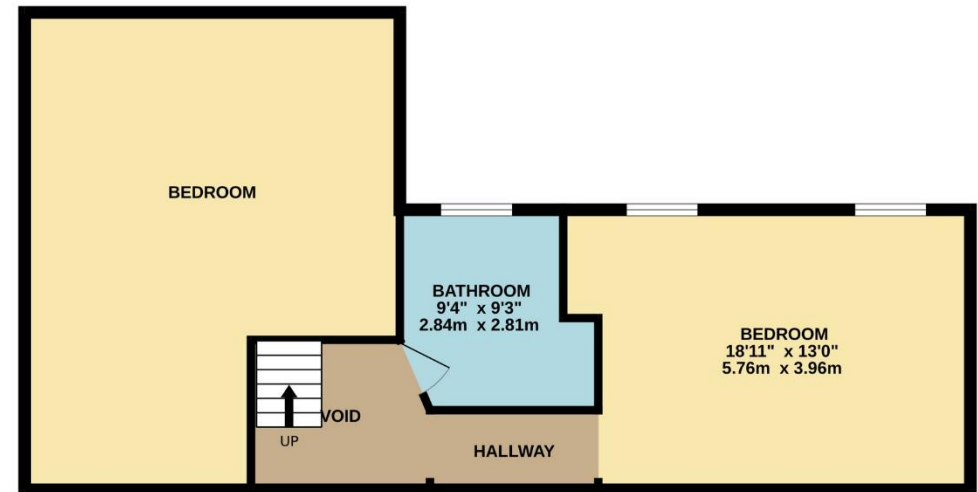


To view this property call Lang Town & Country Estate Agents on **01752 256000**



GROUND FLOOR
872 sq.ft. (81.0 sq.m.) approx.

1ST FLOOR
731 sq.ft. (67.9 sq.m.) approx.



TOTAL FLOOR AREA : 1603 sq.ft. (148.9 sq.m.) approx.

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 illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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