



Morvah, nr St Just TR20

£525,000



ANDREW
EXELBY
ESTATE AGENTS

Morvah, nr St Just TR20

**** DETACHED OLD BOARD SCHOOL ** DESIRABLE MORVAH LOCATION**
**** THREE BEDROOMS ** TWO BATHROOMS ** PARKING ** GARDENS ****
NO ONWARD CHAIN/CHAIN FREE **





DESCRIPTION

Lovingly restored and beautifully presented, is this period building packed full of history, charm and character in a most idyllic spot in pretty Morvah on the coastal route between St Ives and St Just.

The main living room has double-height ceilings with exposed timbers and three large arched windows flooding the space with natural light. A large stove sits on a solid slate hearth in the central fireplace, with beautiful granite surround.

A turning staircase leads up to a mezzanine gallery landing; a peaceful separate sitting area. Also on this first floor is a gorgeous dual aspect double bedroom with a floor-level arched window and exposed floorboards which bounce the light through the room. Off this bedroom is a bathroom which also opens out to the landing offering versatile accommodation for families.



The kitchen is a large and spacious room with a table that can comfortably seat eight people and a full range of modern units all fitting with space to spare. There is a utility room off the kitchen which easily accommodates all laundry appliances as well as a ceramic Belfast sink and an airing cupboard with storage space.

Two further bedrooms are along the inner hallway, with a family shower room - the larger of the bedrooms is a large double bedroom with huge oak beams exposed and double windows out to the rear garden. There is a door part-way along the hallway as well as two doors leading out to different garden areas; allowing the space to be flexibly arranged depending upon the use.

Every detail at this property has been thought-through, and executed with precision and passion for a beautiful dwelling. The property has been the subject of significant investment and refurbishment by the current owners.

To the front is parking for two cars, with a gravelled area to the side of the Board School that leads to the walled, lawned garden to the side of the property - a serene space with views toward nearby farms across open fields. The rear garden is gravelled currently and has a rear gate for some access, but offers excellent space again for outdoor enjoyment.

LOCATION

A small churchtown sitting on the coastal route between St Just and St Ives, Morvah is a peaceful village with a church, and a community art gallery and cafe. The village is approximately 4 miles from St Just, a

little under 5 miles from Zennor and 9 miles from St Ives. The village lies in an area of outstanding natural beauty.

ENTRANCE PORCH

Timber double glazed door leads in. Timber double glazed sash window to front. Solid wood floor. Timber, panelled, stained glass door leads in to:



LIVING ROOM

Dual aspect space with double height ceilings and exposed timber beams to ceiling. Two timber, double glazed arched windows to the front, and one to the side. Feature fireplace with inset multifuel stove on solid slate hearth with granite surround. Turning staircase in one corner leads to galleried landing area. Solid wood floor. Radiator.

KITCHEN / DINING ROOM

Large kitchen/dining room with exposed beams and a range of base and wall units with laminate worksurfaces, tiled splashbacks and a stainless steel sink and drainer. Space for a freestanding fridge/freezer. Timber, double glazed sash window. Vinyl flooring. Two radiators.



INNER HALLWAY

L-shaped hallways with timber double glazed doors to side and rear garden. Timber double glazed sash window. Solid wood floors. Two radiators. There is a lockable door partway along the hallway allowing for flexibility of accommodation.

BEDROOM

Large double bedroom with vaulted ceiling and large exposed timbers. Two timber double glazed sash windows. Solid wood floor. Radiator.

BEDROOM

Double bedroom with vaulted ceiling and exposed timbers. Built in (eaves) storage cupboards. Timber double glazed sash



SHOWER ROOM

Large shower enclosure with an electric shower, wash basin and WC. Tiled walls. Heated towel rail. Vinyl floor.

MEZZANINE LANDING

Solid wood floor and balustrade. Space for seating overlooking the sitting room.

BEDROOM

Large, dual aspect double bedroom with timber double glazed sash window and floor-level arched window. Solid wood floor. Radiator.



BATHROOM

Suite comprises of bath with electric shower over, wash basin and a WC. Timber, double glazed sash window. Solid wood floor. Heated towel rail. Radiator. The bathroom has a door out to the landing and through to the bedroom allowing flexibility.

FRONT GARDEN & PARKING

Front garden area is gravelled for parking for two cars, with space to the side of the Board School, leading to the side door and walled garden area.

SIDE GARDEN

Timber gate leads in to a lawned, and enclosed garden with Cornish hedging around and some beds with shrubs and planting. Timber gate

REAR GARDEN

Gravelled rear garden bordered by Cornish hedging and a timber gate leading out to rear access for inspection and maintenance of the oil supply.

AGENTS NOTES

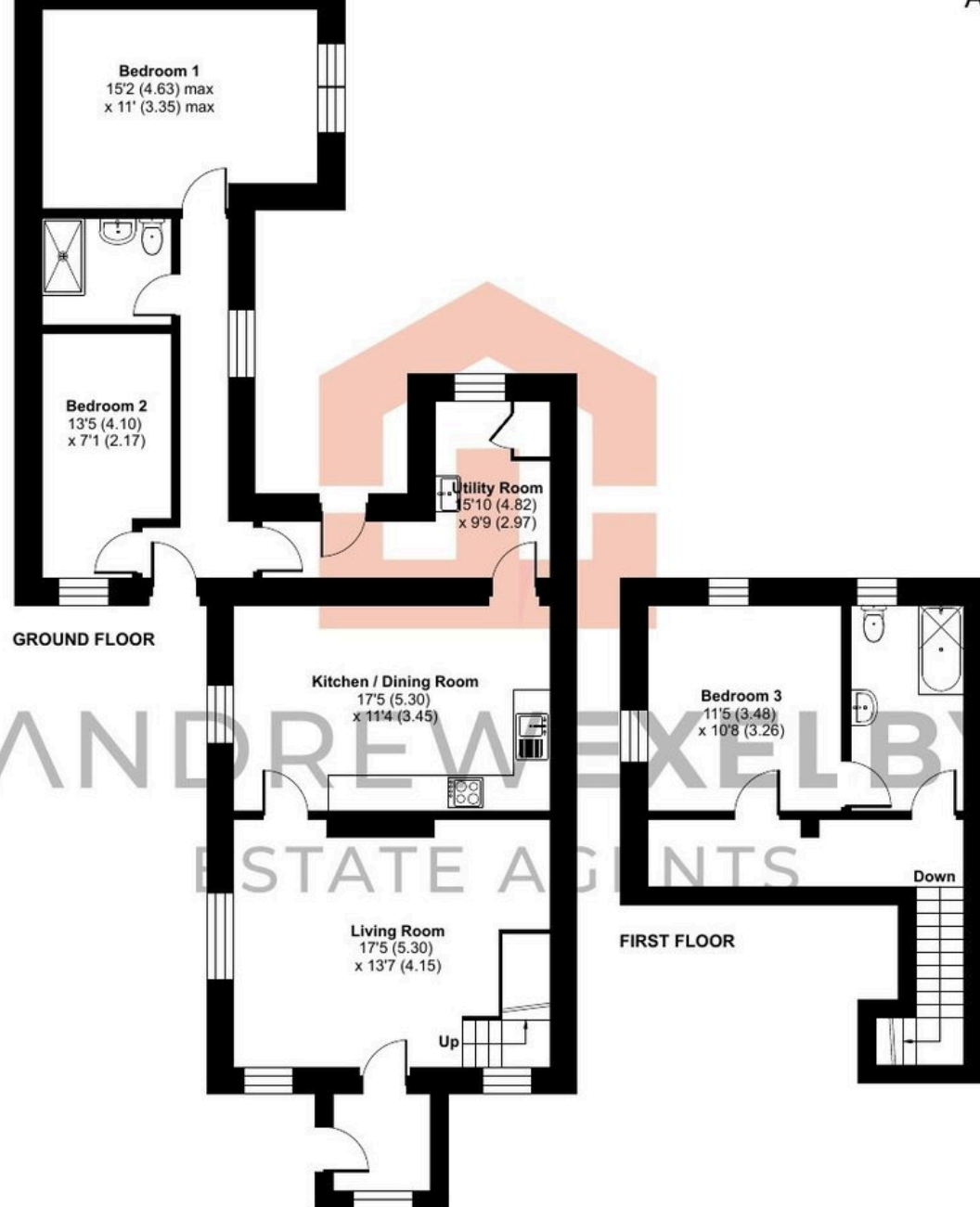
Property Type & Construction: Granite or whin, as built, no insulation (assumed) | **Electric:** Mains | **Water:** Mains | **Drainage:** Septic tank (shared) | **Heating:** Oil fired central heating plus multifuel stove | **Broadband:** FTTC, ADSL | **Mobile Coverage:** Networks likely available are O2, Vodafone, EE and Three | **Parking:** Driveway/Off Street | **Restrictions/Covenants:** No | **Rights of Way/Easements:** Right of way to front and rear | **Flood Risk:** No | **Coastal Erosion Risk:** None | **Planning Permission:** None | **Accessibility:** Not applicable

These sales particulars should act as a general guide. We have not carried out a detailed survey, nor tested services, appliances, and/or specific fittings. Some data above is dependant upon third party suppliers and responses were correct at the time of listing. Measurements and floorplans are a guide and should not be relied upon for carpets, furnishings, etc. If there are any important matters, which are likely to affect your decision to buy, please contact us before viewing this property.





Approximate Area = 1271 sq ft / 118 sq m
For identification only - Not to scale



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