

THE OLD SCHOOL HOUSE PENDOWER ROAD

VERYAN
TR2 5QL



Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

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THE OLD SCHOOL HOUSE

VERYAN

TR2 5QL

A DISTINCTIVE GRADE II LISTED FORMER SCHOOL,
RECENTLY EXTENDED AND UPDATED

A highly individual detached thatched residence of considerable character, understood to date from circa 1820 and occupying a central position within the sought-after Roseland village of Veryan.

The property has undergone a significant programme of extension and updating and now extends to approximately 1,881 sq ft / 175 sq m, the accommodation includes a generous sitting room, kitchen, dining room, three bedrooms, family bathroom, ground-floor shower room, utility room and spacious reception hall.

The house combines historic character with more recent improvements and is particularly notable for its slatestone elevations, sweeping water-reed thatched roof, arched windows, deep veranda and granite columns.

Sold with no chain, an internal viewing is essential.

EPC - TBC. Freehold. Council Tax - E.

GUIDE PRICE £675,000

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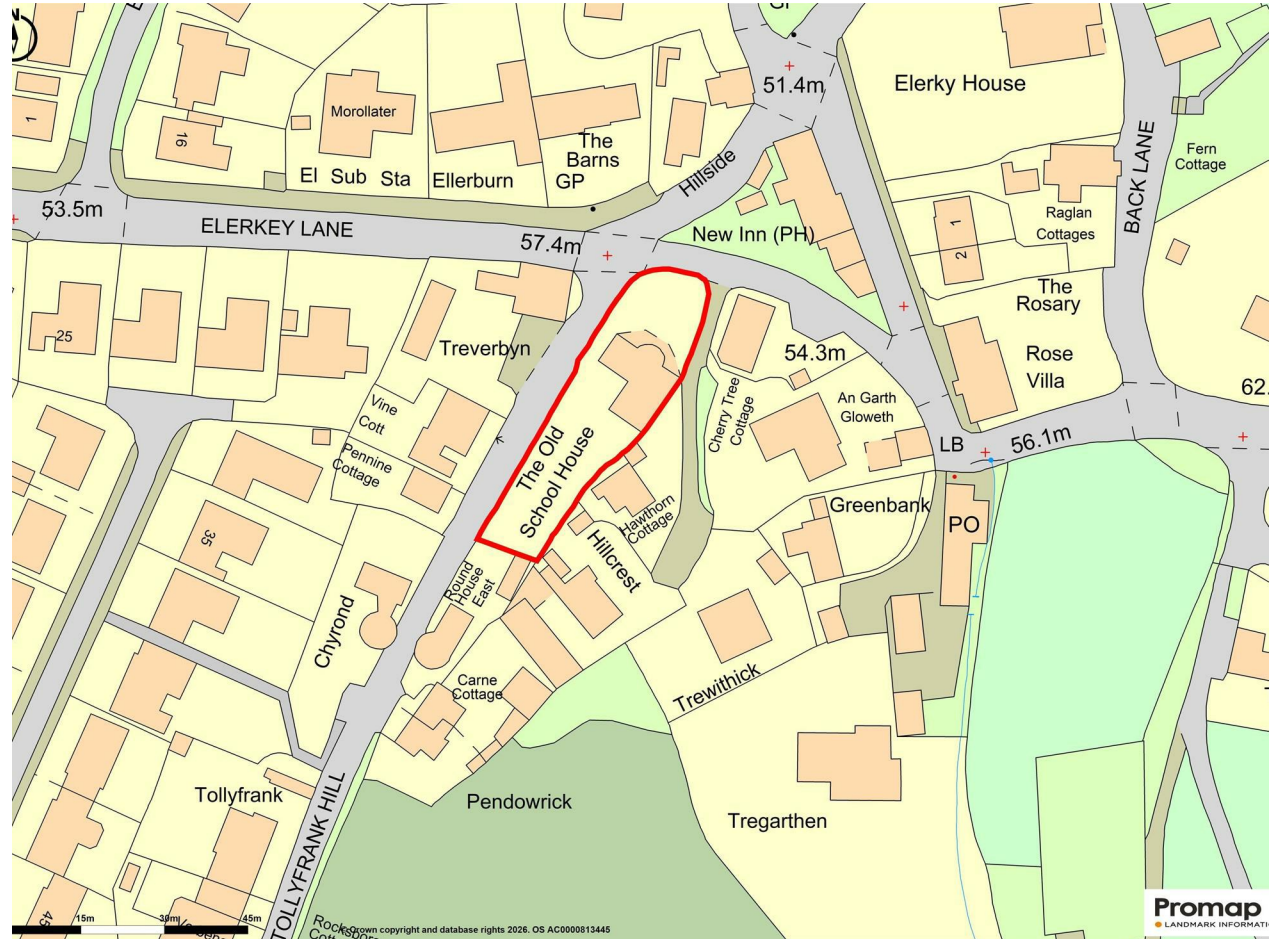
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GENERAL COMMENTS

The Old School House is a distinctive and highly individual Grade II listed residence situated in the heart of the sought-after Roseland village of Vryan. Originally built as a girls' school and understood to date from circa 1820, the property was later converted into a private residence and has since evolved into a spacious and versatile family home.

During recent years the house has undergone a substantial programme of extension and updating. This included the addition of a new entrance and utility extension. The property is constructed principally of slatestone rubble beneath an impressive hipped water-reed thatched roof. Its attractive principal elevation is defined by arched windows, a broad central bay and a deep veranda supported by granite columns.

Internally, the accommodation extends to approximately 1,881 sq ft and retains a strong sense of character, with generous room proportions, arched openings, timber flooring, traditional-style radiators and a variety of unusual architectural details.

The ground floor includes a large sitting room, adjoining kitchen and dining room, a flexible bedroom, shower room, utility room and central reception hall. Upstairs are two further bedrooms, a family bathroom, wardrobe and landing.

The result is an unusual and memorable village home combining historic interest, period character and recent modernisation.

THE PROPERTY

The reception hall forms a spacious central entrance to the house and provides access to the principal ground-floor rooms and staircase.

The sitting room is a particularly generous reception room with a broad curved wall of glazing, ample natural light and space for several seating areas. A wood-burning stove provides an attractive focal point.

The kitchen and dining room adjoin one another and together create a sociable everyday living space. The kitchen is fitted with an extensive range of cabinetry, work surfaces and a traditional range-style cooker, while the dining room provides ample space for a substantial table and chairs.

A ground-floor bedroom provides flexible accommodation suitable for guests, family members, a study or studio. A separate shower room and utility room complete the ground floor.

On the first floor, the principal bedroom is a large and comfortable room with a broad feature window and attractive outlook. There is a further bedroom, a generous family bathroom and useful fitted storage.

HISTORY OF THE BUILDING

The Old School House is understood to date from circa 1820 and was built by Hugh Rowe, a Lostwithiel builder, for the Reverend Jeremiah Trist. Originally used as a girls' school, the building was designed with a large schoolroom arranged on the Madras Plan, also known as Dr Bell's system.

The building was originally single storey, with the attic converted in 1884 to provide additional accommodation. It has since been adapted for residential use and more recently underwent a programme of extension and updating during 2022 and 2023, including a new entrance and utility extension completed.

Hugh Rowe is also associated with the construction of Vryan's well-known five Round Houses, giving The Old School House an additional connection with the architectural history of the village.



VERYAN

Vryan is one of the most attractive and highly regarded villages on the Roseland Peninsula, well known for its pretty streetscape, historic Round Houses and strong sense of community.

The village has a parish church, primary school, village hall, public house and local shop, while the nearby settlements of Portscatho, Tregony and St Mawes provide a broader range of everyday facilities.

The Roseland Peninsula is renowned for its unspoilt countryside, sheltered creeks and scenic coastline. Carne and Pendower beaches are within easy reach, while the South West Coast Path offers excellent walking along the coast.

The cathedral city of Truro lies approximately 12 miles away and provides an extensive range of shopping, educational and professional facilities, together with a mainline railway station.

In greater detail the accommodation comprises (all measurements are approximate):

RECEPTION HALL

3.63m x 3.19m (11'10" x 10'5")

A generous central reception area full of character and slate tiled floor.

KITCHEN

3.32m x 3.43m (10'10" x 11'3")

Fitted with a comprehensive range of wall and base cabinets, work surfaces, sink and space for appliances. Traditional range-style Aga and central preparation area. Open connection to the dining room.

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DINING ROOM

4.80m x 2.54m (15'8" x 8'3")

A well-proportioned dining room adjoining the kitchen, with ample space for a large dining table and chairs. Distinctive arched window opening with traditional glazing details.

SITTING ROOM

5.28m x 5.25m (17'3" x 17'2")

A substantial reception room with a broad curved wall of windows providing excellent natural light. Access to the garden.

BEDROOM 2

4.93m x 2.69m (16'2" x 8'9")

A versatile ground-floor room suitable for use as a double bedroom, guest room, study, studio or additional reception room.

UTILITY

1.87m x 1.69m (6'1" x 5'6")

With space and plumbing for laundry appliances, storage and work surface. Slate floor, Belfast sink and worktop. Door opening to rear.

SHOWER ROOM

1.88m x 1.93m (6'2" x 6'3")

Fitted with a shower enclosure, wash-hand basin and WC.

FIRST FLOOR

LANDING

2.10m x 5.88m (6'10" x 19'3")

A long central landing providing access to the bedrooms and bathroom.

MASTER BEDROOM

4.57m x 5.21m (14'11" x 17'1")

A particularly spacious principal bedroom with a broad feature window, attractive outlook and ample space for bedroom furniture and fitted wardrobes.

BEDROOM 3

4.04m x 2.34m (13'3" x 7'8")

A further bedroom with window and useful areas of storage beneath the roof slopes.

BATHROOM

2.32m x 2.53m + 2.20m x 1.53m (7'7" x 8'3" + 7'2" x 5'0")

Fitted with a freestanding bath, separate shower enclosure, wash-hand basin and WC.

OUTSIDE

The Old School House is set within established gardens which provide an attractive setting for the distinctive stone and thatched elevations.

To the front of the house is a level lawn enclosed by timber fencing, with the deep verandah creating a sheltered seating area immediately adjoining the property. From here there are attractive views across the village and surrounding countryside.

To the rear is a further generous area of lawn, bordered by mature hedging, trees and established planting. The garden offers ample space for outdoor seating, recreation and family use, while retaining a good degree of privacy.

A paved terrace adjoins the rear of the house and provides space for outdoor dining. There is also driveway parking alongside the property and a garden store.

SERVICES

Mains electric and water, drainage. Oil fired central heating.

N.B

The electrical circuit, appliances and heating system have not been tested by the agents.

VIEWING

Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

DATA PROTECTION

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COUNCIL TAX

Band E.

TENURE

Freehold.



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Approx Gross Internal Area
175 sq m / 1881 sq ft



Ground Floor
Approx 105 sq m / 1133 sq ft

First Floor
Approx 70 sq m / 748 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 plus	A		
81-91	B		
69-80	C		
55-68	D		
43-54	E		
31-42	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
92 plus	A		
81-91	B		
69-80	C		
55-68	D		
43-54	E		
31-42	F		
1-20	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	





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