

SPENCE WILLARD



The Old School, Tattels Lane, Thorley, Yarmouth, Isle of Wight, PO41 0SW

A wonderful opportunity to acquire this attractive old school house on the outskirts of the rural Hamlet of Thorley, within a couple of miles of Yarmouth.

VIEWING

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The Old School is a fabulous building which still retains a lot of the original character features from its days as a working school, including coat hooks, feature wall vents and of course the vaulted ceilings and attractive arched windows in the main two school halls. To the rear of the school halls is what would have been the main living accommodation comprising two good reception rooms, a kitchen and a utility room with WC to the ground floor and two double bedrooms and a bathroom to the first floor.

Overall, the property is in need of a full refurbishment and modernisation, but offers amazing potential to become a characterful and interesting detached home, or alternatively the potential to sub divide the property into two separate dwellings, subject to obtaining the necessary planning permission.

LOCATION The property is situated in the quiet and attractive hamlet of Thorley, about two miles from the historic harbour town of Yarmouth, whilst Newport is six miles to the east. Yarmouth has a good range of shops and services as well as a mainland ferry link and within a few minutes' drive there is also a school, pub and village shop in the nearby village of Shalfleet. The area has an excellent choice of walks and cycle routes which can be enjoyed from the property.

ENTRANCE PORCH with original coat hooks and wall vent and leading into School Hall 1.

SCHOOL HALL 1 23' 0" x 14' 1" (7.015m x 4.301m) An impressive room with a vaulted ceiling and wonderful original tall arched windows, as well as a high level port-hole window. In addition, there is a fitted wood burning stove to the corner of the room as well as an original fireplace with a decorative surround/mantle. Double doors lead through to:

SCHOOL HALL 2 18' 2" x 14' 1" (5.541m x 4.314m) Another equally impressive room with similar vaulted ceiling, fenestration and fireplace to School Hall 1.

SIDE ENTRANCE PORCH leading through to a small entrance hall with stairs leading off.

SITTING ROOM 12' 7" max x 12' 1" (3.838m x 3.692m) A good reception room with an outlook to the side and a tiled fireplace.

DINING ROOM 12' 0" x 9' 2" max (3.678m x 2.806m) A pleasant room with a built-in dresser, tiled fireplace, understairs storage and access through to the kitchen.

KITCHEN 11' 10" x 8' 7" (3.613m x 2.631m) with a tiled floor, built-in dresser, butler sink unit and a shelved larder cupboard. An external door leads to a rear porch and out to the gardens.

UTILITY ROOM 9' 7" max x 8' 9" (2.938m x 2.690m) A useful space with a tall ceiling and featuring panelling to the walls with original coat hooks. Other features include a built-in shelved storage cupboard, butler sink, a separate wash hand basin, door to the rear garden as well as a door connecting through to School Hall 1.

SEPARATE WC Leading off the utility room with WC.

BEDROOM 1 12' 6" x 12' 2" max (3.827m x 3.732m) A generous double bedroom with an outlook to the side, built-in cupboard and an original cast iron fireplace.

FIRST FLOOR LANDING A small landing area with access to both bedrooms and the bathroom.

BEDROOM 2 12' 2" x 9' 1" plus recess (3.731m x 2.785m) Another double bedroom with an outlook to the side, wash basin and original cast iron fireplace.

BATHROOM 8' 3" x 6' 9" (2.535m x 2.066m) With suite comprising a WC and bath and a wash basin in the adjacent space.

OUTSIDE There are good gardens surrounding the property which are currently overgrown but offer a blank canvass to create a wonderful outside space. To the front and side the gardens are enclosed by a mixture of established hedging and decorative brick walling. There is ample space to provide off road parking in the side/rear garden subject to obtaining any necessary permission from the local authority for such an access.

The rear garden features a couple of old outbuildings, including a brick built store adjoining the main property.

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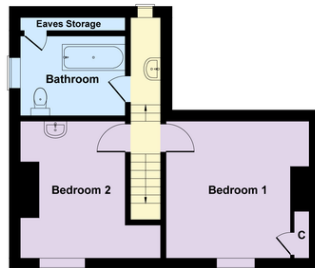
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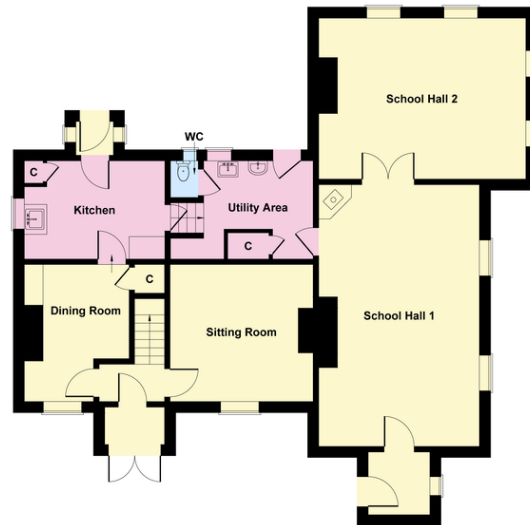
VIEWING Strictly by appointment with the selling agent, Spence Willard.



School House Approximate Gross Internal Area 1615 sq ft - 150 sq m



FIRST FLOOR



GROUND FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.
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