



The Old School

Old Town Street, Dawlish, EX7 9AL



£550,000

Viewing Arrangements: By Appointment on ☎ 01626 245051
Text or WhatsApp 07486 653605

This is a very rare opportunity to purchase a very special home, in the former Victorian infants' school of Dawlish. This 3-bed house has a large living room and a spacious dining room, an airy, modern, double-height kitchen with a separate utility room. A ground floor wet room contains a shower and W.C. is a recent addition. Upstairs are 3 bedrooms, one with an en-suite and a family bathroom. Outside, a paved courtyard is complemented with an additional private seating area. A large, brick-built garden store has planning permission to be converted into an additional bedroom, joined to the main house via a link room. The eaves of the house are large, with the potential for further development, subject to necessary permission. Throughout the property, high quality, double glazing, and bespoke shutters have been installed. The property comes complete with an allocated parking space. Viewing is strongly recommended!

We are delighted to work in partnership with the owners, to offer this beautiful home for sale. Viewings are available for clients who have sold their homes and are in a position to move, and those who are currently marketing their home.



Upon conversion, the current owners bought the property and have developed it into a stunning, contemporary home. This is a turnkey property. Once you have moved your belongings in, you can start to enjoy living in this high-spec home. Everything is immaculately presented, contemporary yet incredibly cosy.

Plans have been drawn up to convert the outside store into a large additional bedroom annex, complete with a link room, from the house, which will create a new front door and significantly increase the floor area. The home is part of a small number of homes in the development, which the owners tell us is made up of a fantastic group of owners.

Front of Property: Entering through the original school gates, you walk past the owners' allocated parking, under a covered brick archway, arriving at the high wall and gate which leads to your home. Opening this, you arrive in a brick paved courtyard with the boundary wall sweeping to your left. Behind this wall the owners have purchased additional land, which is laid to stone and provides a sheltered sun trap. Straight ahead is one of the large wooden school gates and to the left the large garden store.

The substantial granite stone walls of the property retain the historical character of the original building. In addition to the front door, an additional door allows direct access from the lounge into the courtyard.





Entrance Hall: A large, ceramic plank tiled space welcomes you home. The space gives access to the large lounge, the wet room, and a corridor towards the kitchen. The stairs lead up to the first floor.

Lounge: The lounge is spacious and has a deep shuttered window to the side of the property and a large, double-glazed door, giving access to your courtyard. The room is immaculate with new carpets and a large contemporary light, with a variety of settings. Two radiators are installed, and the walls are lined with wooden panelling on the lower half, reminiscent of the building's original purpose.

Dining Room: The spacious dining room opens from the lounge, through a pair of wood and glass doors. The room is large enough for a substantial table and has a new carpet and fresh paintwork. Above the table is a matching contemporary light fitting similar to the one in the lounge. A large walk-in cupboard, situated below the stairs, is accessed in this room. The room opens out, through a large walkway to the kitchen.

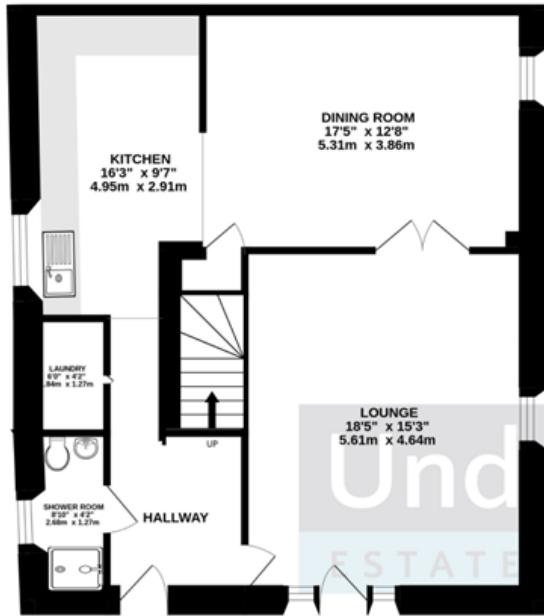
Kitchen: The kitchen is stunning, with its double height ceiling drawing your focus to the large Victorian window, which was replaced with a double-glazed window, sympathetic to the original design. This is fitted with bespoke plantation shutters for privacy. A range of white units are fitted, including a built-in dishwasher, oven, and hob. A 1 ½ sink is installed, and a modern vertical radiator adds contemporary drama to the space. Colour changing lighting is installed above the cupboards and in the main light fitting, which flood the room with a range of colour pallets, particularly at night. The floor is the continuation of the ceramic plank tile from the entrance hall. A window high in the wall funnels light from the kitchen window up to the en-suite shower room. The storage space above the kitchen illustrates the size of the immense space in the eaves, which could provide walk in closets, office space etc, subject to the necessary planning permissions.



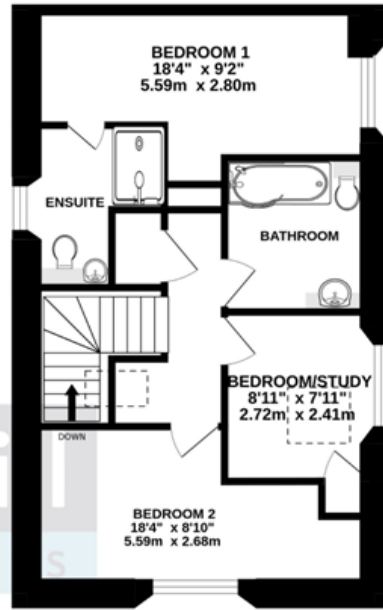




GROUND FLOOR
973 sq.ft. (90.4 sq.m.) approx.



1ST FLOOR
561 sq.ft. (52.1 sq.m.) approx.



For clarification, we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings. We have not sought to verify the legal title, or any planning permissions of the property and the buyers must obtain verification from their solicitor. The particulars do not constitute or form part of an offer or contract nor may they be regarded as representations. All interested parties must themselves, verify their accuracy.

TOTAL FLOOR AREA: 1534 sq.ft. (142.5 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.
Made with Metropix ©2024

Utility Room: The utility room is located off the kitchen. The recently installed combi-boiler is situated here and provides plumbing for a washing machine and tumble dryer. Wall units provide additional storage.

Wet Room: A modern wet room has recently been created. This fully tiled space provides guests with access to the W.C. If the planned link corridor and bedroom are installed, this will provide additional shower facilities for the additional bedroom.

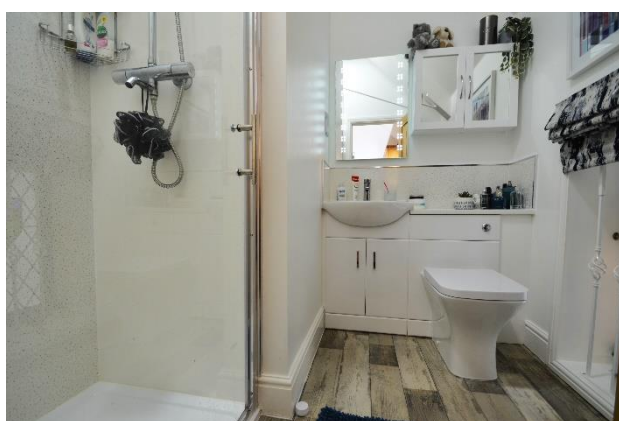


First Floor: The staircase leads upstairs and is complimented by a large skylight. The landing leads to all the rooms on the first floor. A remote-control Velux window adds light and ventilation. An airing cupboard is also situated in this area. Throughout the upper floor, the original wooden beams have been preserved by the architect, showcasing these construction features.



Master suite: The large master suite is the width of the upper floor. A large window looks out to the side of the property and benefits from bespoke plantation shutters. A radiator is installed, as are wall and ceiling lights.

En-suite: This room contains a Mira shower, W.C. and sink unit. A modern vertical radiator heats the space. A low-level window funnels light into the room from the kitchen window. A lit mirror is installed.





Bedroom 2: This room is also large and fitted with a new carpet and bespoke shutters. The room has ample space for freestanding bedroom furniture. A radiator is installed.

Bedroom 3: This room is currently used as an office. A large store/wardrobe is built into the wall and a radiator is fitted. Bespoke shutters are fitted to the window, which looks out over the side of the property. A remote-control Velux skylight adds ventilation and light.

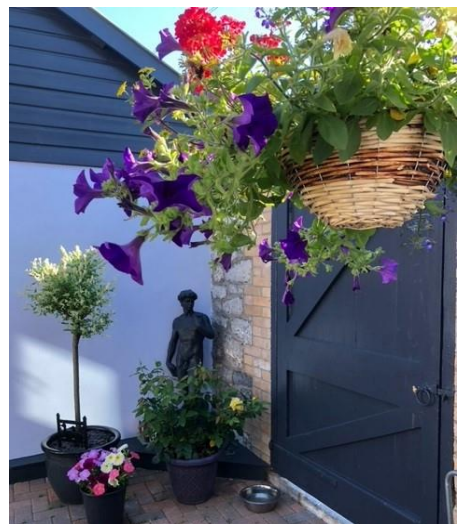
Bathroom: The family bathroom has a d-shaped bath, a Mira shower over it, W.C., and a storage cupboard under the sink. A lit mirror is installed, as is a heated towel rail. A remote-control Velux skylight adds light and ventilation.



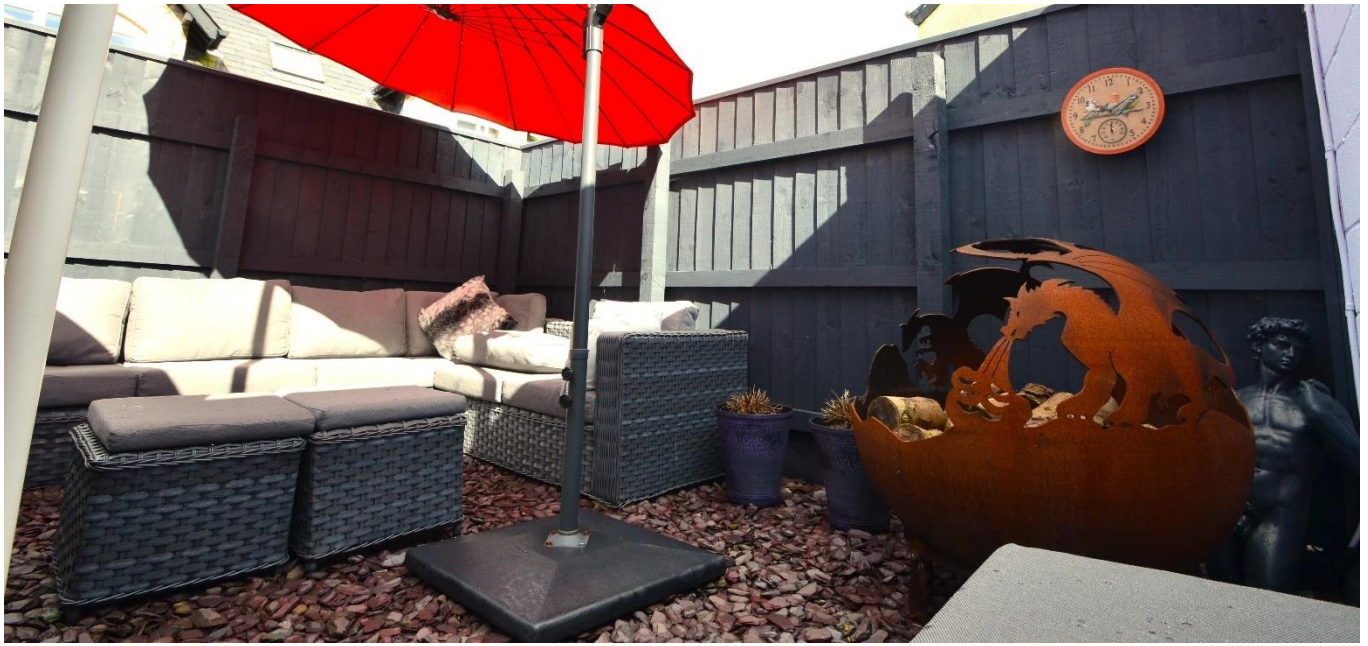


Throughout the property, high quality, double glazing, and bespoke shutters have been installed.









Elevations of planned link room and bedroom.



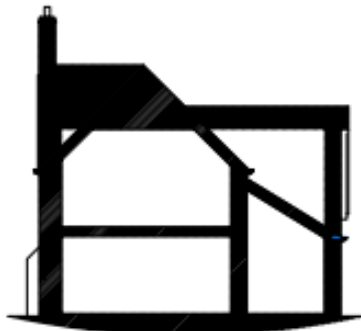
north elevation



west elevation



west elevation
yard wall omitted for clarity



south sectional elevation



east elevation
studion line



south sectional elevation through annex



south sectional elevation through link



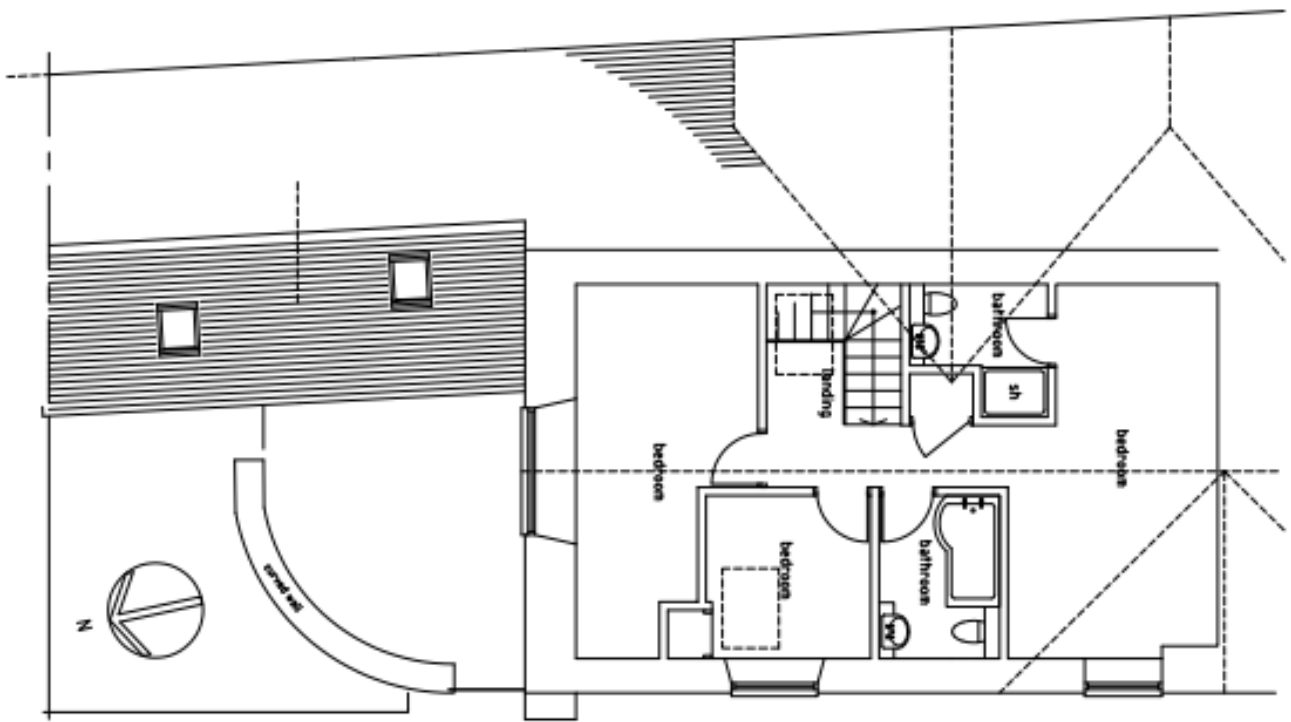
Contractors to check all dimensions on site. Any discrepancies must be reported to the supervising officer before proceeding.

Do not scale from this drawing; work from figured dimensions only.

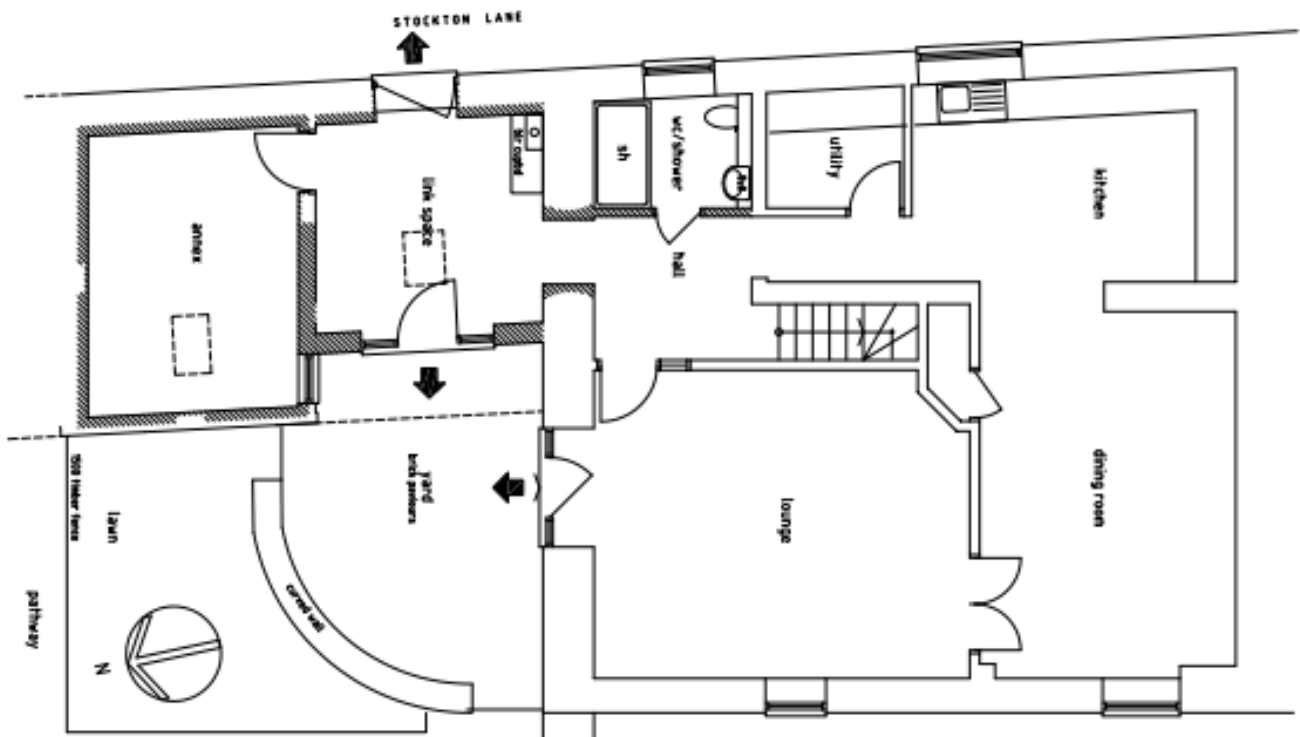
This drawing must be read in strict conjunction with all construction details, specifications of work, and all relevant structural and other ancillary drawings.

This drawing ©

Plan view of planned link room and bedroom



first floor plan 150



ground floor plan 150

ANNEX & LINK SPACE
Dawlish, Devon

Living in Dawlish

The property is within a ten-minute walk to the town centre, along an idyllic walk beside the Brook and lawn. Dawlish offers a wide range of amenities, including Coryton Cove beach, which is used widely by local families, and the long stretch of beach leading from Dawlish to Red Rock and onto Dawlish Warren. The town has many established social and interest groups for all ages, churches, a health centre, a library and several bars and cafés. The lawn, in the centre of town, is a focal point for community activities and events, including the established annual Dawlish carnival in August each year. The town has a good leisure centre with a pool and is well used by the community. Also, within easy reach, are two 18-hole golf courses, one in Teignmouth and the other in Dawlish Warren.



Two good primary schools and a good secondary school serve the town well. The Boys' and Girls' Grammar Schools in Torquay are within easy reach by train and bus. There is a choice of independent schools in the area, with Trinity School and Stover School within easy reach. Excellent Sixth Form provision is provided at Exeter College, which is near Exeter University, one of the Russell Group Universities. Both education campuses are conveniently situated near Exeter St Davids mainline station, which is a few stops along from Dawlish station. The mainline train station, also ten minutes' walk away, connects Dawlish to London Paddington, Birmingham and Edinburgh and provides easy access to Teignmouth, Plymouth, the Cathedral City of Exeter, and beyond. Furthermore, Exeter airport is a short drive away, making Dawlish a connected place to live with a great community feel.





£550,000

7 The Old School
Dawlish, Devon EX7 9AL



3 3 2

Underhill
ESTATE AGENTS

Key Features:

- Stylish, contemporary luxury home in a converted Victorian school
- Turn-key property
- Immaculate presentation inside and out
- 3 bedrooms
- 3 bathrooms
- Spacious living spaces
- Original beams exposed
- New combi boiler
- Bespoke, quality shutters
- Quiet Town Centre Location
- Planning permission for annex
- Allocated parking



29 The Strand, Dawlish, EX7 9PT

01626 245051

Text or WhatsApp 07486 653605

www.underhillproperty.com

admin@underhillproperty.com

Catrine Property Ltd, trading as Underhill Estate Agents Boxall
Registered in England & Wales No 15326185. Registered office 5 Orchard Gardens, Teignmouth, TQ14 8DP | Directors: K Lines and M Boxall