



The Old Sunday
School



The Old Sunday School

Kehelland, TR14 ODA

St Ives 12.9 miles Truro 14.8 miles

- Character Property
- Sitting Room
- Kitchen/Breakfast Room
- Separate Utility Room
- Dining Room
- Galleried Mezzanine
- Four Bedrooms (one en-suite)
- Family Bathroom

Guide price £379,950

SITUATION

The Old Sunday School is situated in the heart of the rural hamlet of Kehelland opposite the Primary School. Surrounded by open countryside this delightful Cornish Hamlet offers a horticultural centre where plants, eggs, vegetables and Christmas trees can be purchased. This vibrant hamlet hosts and celebrates many events including Apple Day and traditional Tea Treat with marching band. It is ideally located to access the glorious beaches of Gwithian and Hayle with over a three mile stretch of golden sands. Magnificent coastal walks can be found on the north Cornish coast at Hayle and St Ives. Also nearby the popular Tehidy country park with its 18 hole golf course. The Cathedral city of Truro is approximately 14 miles to the north where a comprehensive range of retail, banking and schooling facilities are available. The A30(T) road is close by and offers excellent access to the north and west of the County.

DESCRIPTION



A beautiful conversion of a former Sunday School set in a rural hamlet and providing a spacious, well presented family home





The Old Sunday School has been beautifully converted in keeping with the character of the original 1906 building with recently fitted bespoke hard wood double glazed sash windows, attractive Chinese slate floors, now providing a most individually styled family home presented to the highest of standards. The accommodation comprises entrance hall, beautifully appointed kitchen/breakfast room with solid oak work surfaces, laundry room, dining room, lounge with galleried mezzanine floor and a superb Rika Domus wood burner on exposed slate hearth, family bathroom, master bedroom with en-suite and further bedroom on the ground floor and two further bedrooms to the first floor.

OUTSIDE

The Old Sunday School is approached through twin granite pillars and wooden five bar gate onto the driveway with parking for several vehicles. The majority of gardens are laid to lawn to the front of the property with well stocked flower borders, exotic palms and an attractive patio seating area. The garage is integral to the property and has the potential (subject to all the necessary consents) to be converted to increase the size of the property or provide ancillary accommodation.

VIEWING

Strictly by prior appointment with Stags Truro Office on 01872 264488.

DIRECTIONS

From our Truro office in Lemon street head to the A30 at Chiverton Cross following the A30 west bound towards Penzance. Ignore the first exit signposted Camborne and take the next exit for Camborne West. At the junction turn left and take the second exit on the mini roundabout towards Connor Downs. Take the second right signposted towards Kehelland continuing along the country lane for approximately three quarters of a mile. You will see the primary school on the right hand side and the property is immediately opposite on the left hand side.

SERVICES

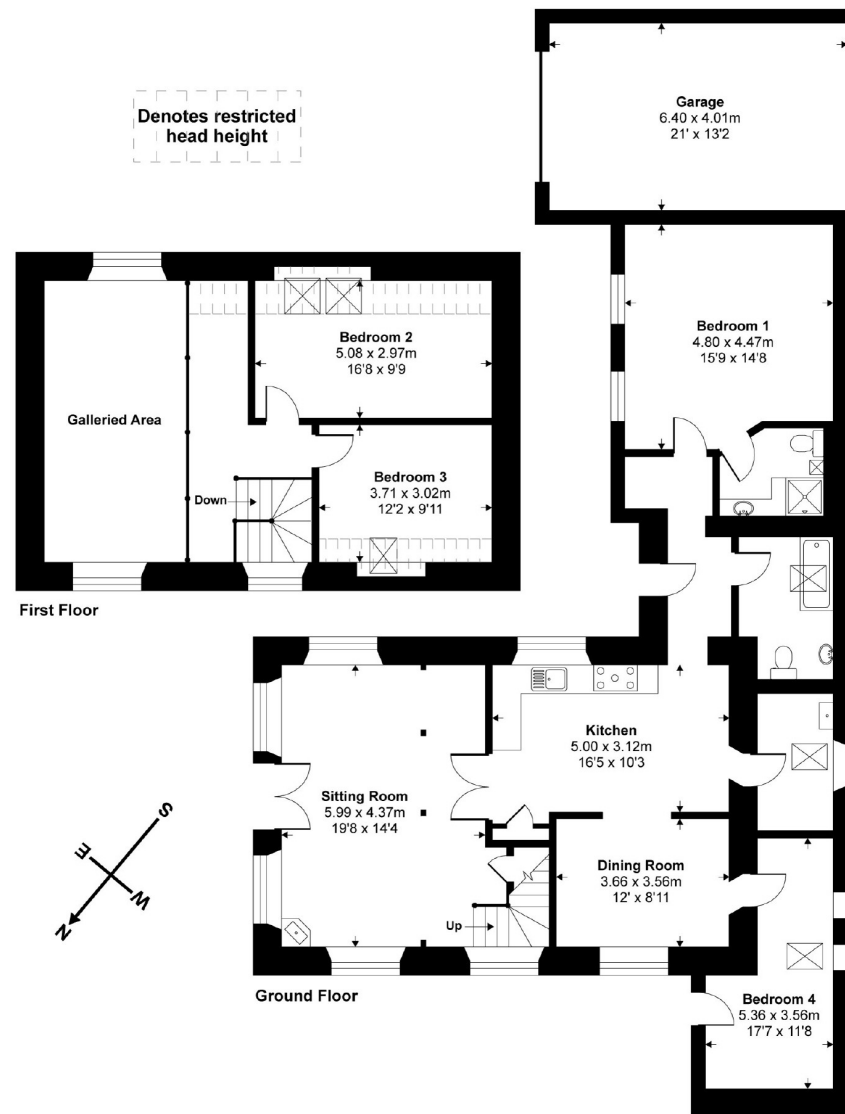
Mains water, electric, private drainage, Worcester Bosch Heat-slave boiler fitted December 2015 providing oil fired central heating.





These particulars are a guide only and should not be relied upon for any purpose.

Approx. Gross Internal Floor Area
178.8 Sq Metres 1925 Sq Ft (Excludes Restricted Head Height, Galleried Area & Includes Garage)



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NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale



Stags
Stags Estate Agents, 61 Lemon Street,
Truro, Cornwall, TR1 2PE
Tel: 01872 264488
truro@stags.co.uk

Energy Efficiency Rating		Current	Potential
More energy efficient - lower running costs			
20-100	A		
15-19	B		
10-14	C		
5-9	D	64	63
1-4	E		
0	F		
0	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	