



STAGS

The Old School



The Old School

Bolventor, Launceston, PL15 7TS

A30 ½ mile Bodmin 10 miles Launceston 12 miles

- 4 Bedrooms (4 En Suite)
- Kitchen/Dining Room
- Utility Room
- Triple Aspect Sitting Room
- Impressive Galleried Landing
- Wrap Around Gardens
- Ample Off Road Parking
- Far Reaching Rural Views

Guide price £499,950

SITUATION

The property enjoys an accessible rural location in the small parish of Bolventor. Bolventor, home of the famous Jamaica Inn, is approximately 4.5 miles from the picturesque moorland village of Altarnun with its Post Office/general store catering for day to day needs and beautiful church known as the 'Cathedral of the Moors'. The former market town of Launceston, known as the 'Gateway to Cornwall', is 12 miles from the property with a more comprehensive range of shopping facilities including a 24 hour supermarket, doctors, dentists, veterinary surgeries, places of worship, a fully equipped leisure centre and two testing 18-hole golf courses. The town of Bodmin is some 10 miles away and has similar facilities including a main line rail station serving London Paddington (via Plymouth). The property lies in the heart of some of the finest riding out in the West Country with notable beauty spots such as Rough Tor and Brown Willy being close by which, coupled with the wide range of walking available, makes this property an ideal location to explore the majestic Bodmin Moor.

FEATURES OF THE PROPERTY

This beautifully presented, Grade II listed, former school is understood to date back to 1878 and is of stone and granite construction beneath a tiled roof, with a later addition to the rear elevation. Sympathetically converted in 2004, the property offers numerous character features associated with buildings of its period and far reaching moorland views. With the benefit of



Sympathetically converted Grade II listed former School with stunning views to Bodmin Moor





oil-fired central heating, the extensive accommodation is clearly illustrated on the floorplan overleaf and briefly comprises an entrance hallway with slate floor and cloakroom off. The kitchen/dining room is the heart of the home and offers a range of base and eye level units with central island and breakfast bar. There is a 5 ring induction hob, 2 bowl stainless steel sink with mixer taps and drainer, space for fridge/freezer, two ovens, microwave and integrated dishwasher. The utility room also offers a range of base and eye level units, stainless steel sink, space for washing machine, exposed stone walls and slate floor. The 35' triple aspect sitting room has a fireplace housing a multi-fuel burning stove on tiled hearth and a most impressive staircase rising to the first floor with mezzanine style, galleried landing with vaulted ceiling. From the sitting room there is access to the front vestibule and study.

The first floors offers 4 en-suite double bedrooms. The master bedroom is dual aspect and has exposed beams, wood flooring and far reaching views across Bodmin Moor. Bedroom 4 benefits from an external access, which may lend itself for Bed and Breakfast use.

OUTSIDE

The property is approached via the parish road to an extensive gravel driveway which provides off-road parking for numerous vehicles. There is an area of lawn enclosed within a stone wall boundary. STONE BUILT OUTBUILDING and TIMBER BUILT SHED. The gardens to the rear of the property are laid mainly to lawn, enclosed within hedge and stone wall boundaries. There is a patio, ideal for al-fresco dining, which enjoys far reaching views to Bodmin Moor beyond.

SERVICES

Mains water and electricity. Private drainage (via a septic tank). Oil fired central heating. High speed broadband is available in the area. Please note the agents have not inspected or tested these services.

VIEWING

Strictly by prior appointment with the vendor's appointed agents, Stags.

DIRECTIONS

From Launceston take the A30 towards Bodmin leaving at the Jamaica Inn Museum exit (brown sign), also signed Bolventor/St Neot/St Cleer. Proceed along this road to the junction taking the sharp left hand turning and then the first left towards St Cleer and Golitha Falls, where the property will be found 50m from the junction on the right hand side. Map reference: OS Landranger 201:185/768.





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

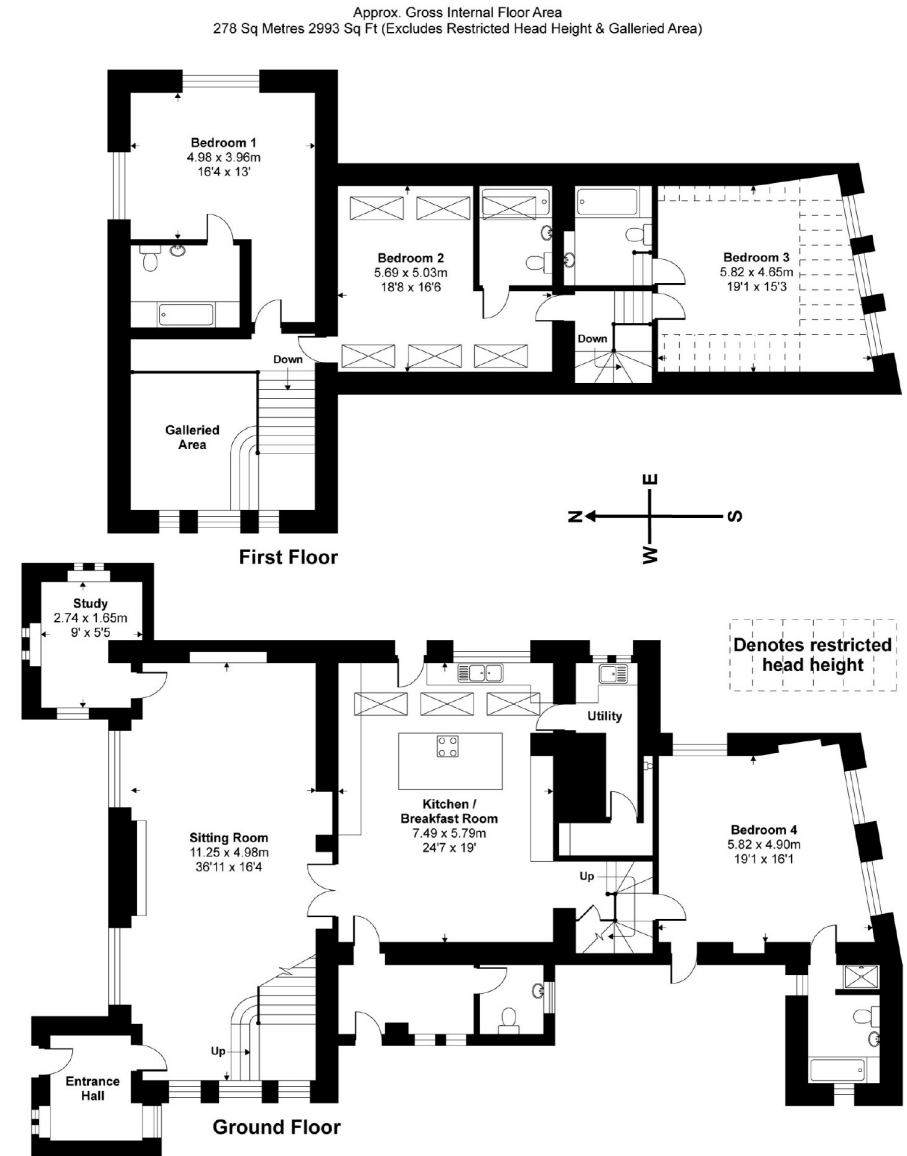


Stags

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