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The Old School Michaelstow, St Tudy, Bodmin, PL30 3PD

Enchanting Grade II Listed Converted Victorian School House
set in a peaceful village location

Wadebridge 8.1 miles St Tudy 2.5 miles North Cornish Coast 6.5 miles

• 1 Bedroom • Open Plan Sitting/Dining Room • Kitchen • Bathroom • Courtyard Garden • Perfect Home or Holiday Let •

Guide price £225,000

Cornwall | Devon | Somerset | Dorset | London

SITUATION

This stylish and individual property is situated at the very heart of the peaceful hamlet of Michaelstow in view of the parish church. The hamlet itself comprises of a cluster of properties situated around the village green next to St Michaels Church. The property lies equidistant from the thriving villages of St Teath and St Tudy, 2.5 miles away. Both villages have amenities including shops, a village pub, primary schools, churches and community halls. 8 miles away is the estuary town of Wadebridge which sits astride the River Camel and popular Camel Cycle Trail which links the town of Bodmin and the picturesque fishing village of Padstow. 7 miles from the property is the village of Port Isaac famed for the television series Doc Martin and, more recently, the location of Nathan Outlaw's Michelin starred restaurant. 11 miles from the property are the extensive sandy beaches of Polzeath and Daymer famous for their surfing, sailing and watersports activities. At Bodmin there is

access to the A30 trunk road which links the cathedral cities of Truro and Exeter. At Exeter there is access to the M5 motorway network, mainline railway station serving London Paddington and the Midlands and Exeter international airport. There are also rail services available at Bodmin Parkway, 13 miles away from the property and an airport at Newquay, some 20 miles away, with regular flights to both UK and Europe.

FEATURES OF THE PROPERTY

Featuring a wealth of character throughout this Grade II listed property is thought to date back to the 16th century and was originally a farm labourer's cottage. In 1852 the front of the building was added and used as the local school for surrounding villages. Converted in the 1980's the entrance to the property is via a set of double wooden chapel doors leading to a hallway with lancet windows and a view into the open plan living space. The dining and sitting areas are partitioned by a mahogany Victorian screen and there is



parquet floor throughout the open plan area. From the sitting room there is access to the kitchen which comprises a range of base and wall units, freestanding electric oven, space and plumbing for washing machine and space for a fridge/freezer. There is a 1 ½ bowl ceramic sink with a roll top worksurface and tiled splashback. The family bathroom, located on the ground floor, has a free standing roll top bath, wash hand basin, low flush WC and fully tiled shower. A spiral staircase leads to the mezzanine bedroom with two rooflight windows and access to a large built in cupboard. A second bedroom could be added given the appropriate consent.

OUTSIDE

The property is approached via a quiet private road and accessed via a gate leading to a gravelled courtyard surrounded by a range of shrubs and plants, ideal for al-fresco dining.

SERVICES

Mains water, private drainage, mains

electricity. Please note the agents have not inspected or tested these services.

VIEWING

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

DIRECTIONS

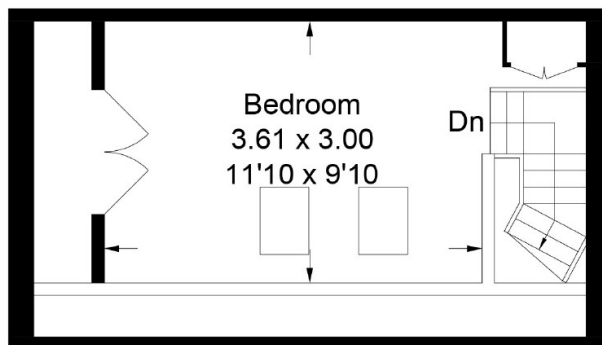
From Wadebridge, take the A389 towards Bodmin. Turn left at the sign for Pencarrow House and join the B3266 towards Camelford. Continue along the road for 5 miles. As the road bends to the right take the left hand turn, at the Button Meats sign - continue along the road and take a right hand turn at the sign post of Michaelstow.

On arrival in the village, turn right towards the church where the property will be located on the left hand side, identified with a Stags for sale board.

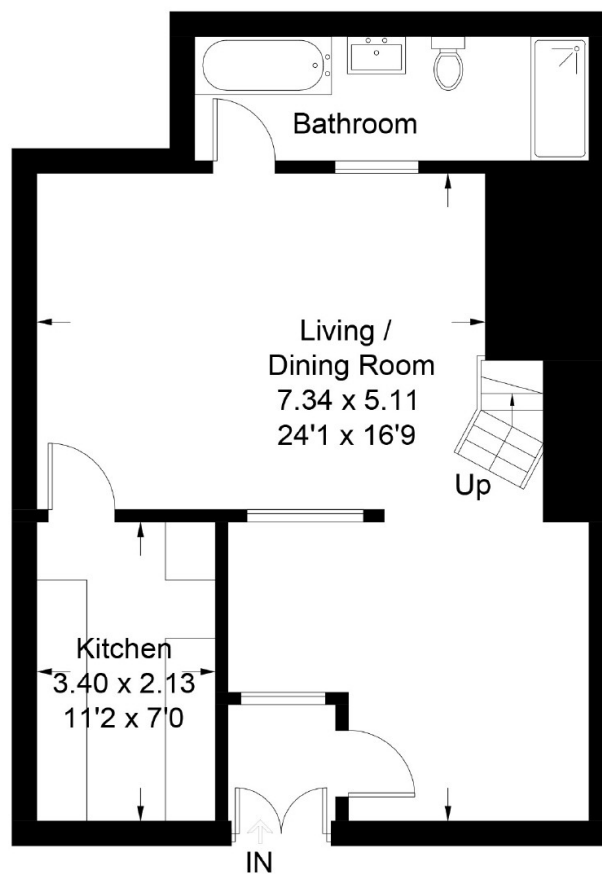
LOCAL AUTHORITY:

Cornwall Council, County Hall, Treyew Road, Truro, Cornwall, TR1 3AY. Tel: 0300 1234 100.





First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID408627)



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