



An Koth Skol



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St. Issey, Wadebridge, PL27 7QB

Padstow 4 Miles - Wadebridge 4.5 Miles - Trevone Bay 4.5 Miles

An exceptional period residence, sympathetically converted from a former school in the village of St Issey.

- Detached Period Residence
- Period Features
- Three/Four Bedrooms
- Ample Parking
- Freehold
- Converted Former School
- Village Location
- Two Reception Rooms
- Private Gardens
- Council Tax Band: E

Guide Price £695,000

SITUATION

The property is located in the heart of the sought-after village of St Issey which is surrounded by an array of picturesque countryside walks leading down to the Camel Estuary, perfect for dog walkers or keen ramblers. St Issey boasts a variety of local amenities including the well renowned C Of E Primary School, village hall, The Journeyman Restaurant, The Pickwick Inn and church dating back before the 1800's. Nearby The Ring O' Bells, a traditional 17th century Cornish Inn, offers heart warming meals made with locally sourced produce and a welcoming community feel. Less than one minute walk away is a bus stop with regular services to Padstow, Wadebridge, Bodmin Parkway Station and Plymouth. There is also a free school bus service to Wadebridge. Within 5 miles is the popular market town of Wadebridge, Padstow fishing port and the famous Seven Bays. Newquay airport is 11.4 miles away with regular scheduled flights to both domestic and international destinations. Mainline rail services are available at Bodmin Parkway connecting to London Paddington via Plymouth. Access to the A30 can be gained at Bodmin connecting the cathedral towns of Truro and Exeter.

DESCRIPTION

An Koth Skol, meaning 'The Old School' in Cornish, is a distinctive detached period residence, thoughtfully converted in 2009 from the former St Issey School, originally constructed in 1867. Built of traditional Cornish stone, the property successfully combines character features with modern-day comforts, retaining an abundance of original charm including vaulted ceilings, arched church-style doorways, original fireplaces and impressive windows which flood the interior with natural light.



THE PROPERTY

The accommodation is both versatile and well-proportioned, with several external access points. The principal entrance opens into a welcoming porch with built-in storage cupboards and doors leading to both the sitting room and the open-plan sitting/dining area.

The two principal reception rooms provide excellent entertaining and family living space, each centred around attractive fireplaces fitted with wood-burning stoves. The open-plan sitting/dining room is particularly impressive, offering a sociable and flexible living environment with built-in base units, a Belfast sink, freestanding island and space for a refrigerator.

The remainder of the ground floor benefits from limestone flooring throughout and comprises a well-appointed kitchen fitted with a range of wall and base units, Belfast sink and integrated appliances including an eye-level oven and grill, electric hob, dishwasher, washing machine and tumble dryer. In addition, there is a cloakroom and a study, which offers potential for use as a fourth bedroom, with the cloakroom presenting an opportunity to create an en-suite facility if required.

From the main living area, a staircase rises to two double bedrooms and the family bathroom. A second staircase, accessed from the sitting room, leads to a further guest bedroom with en-suite shower room, providing an ideal arrangement for visitors or multi-generational living. All three bedrooms benefit from fitted wardrobes, while two also enjoy useful eaves storage.

OUTSIDE

The property is approached via double entrance gates which open onto a private driveway, providing ample off-road parking for several vehicles. The gardens extend around both sides of the property and have been thoughtfully arranged for ease of maintenance, being predominantly laid to gravel with an attractive selection of raised flower and vegetable beds adding seasonal colour and interest.

A generous decked terrace, complemented by a pergola, provides an excellent space for outdoor entertaining and al fresco dining whilst enjoying the peaceful surroundings.

SERVICES

Mains electricity, water and drainage, Oil fired central heating. Broadband availability: Ultrafast. Mobile Phone Coverage: Good outdoor, variable indoor. (Broadband and mobile information via Ofcom). Please note the agents have not inspected or tested these services.

VIEWINGS

Strictly by appointment with the vendor's appointed agents, Stags Wadebridge 01208 222333.

DIRECTIONS

What3Words: [///stunning.booklets.give](https://www.what3words.com/#!/stunning.booklets.give)




IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.




Approximate Gross Internal Area 2024 sq ft - 188 sq m
 Ground Floor Area 1411 sq ft – 131 sq m
 First Floor Area 613 sq ft – 57 sq m

Ground Floor First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		73	76
EU Directive 2002/91/EC			

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