



The Old School House



**STAGS**



# The Old School House

Cardinham, Bodmin, Cornwall, PL30 4EA

Bodmin 5.3 miles A30 2.2 miles Wadebridge 12.2 miles

Beautifully converted former School House with detached letting accommodation and B&B business surrounded by a stunning garden located on the edge of a sought after village.

- Period 4 Bedroom Property
- Current B&B Business
- Peaceful Village Location
- Workshop and Garden Room
- Freehold
- 1 Bed Letting Annexe
- Attractive Gardens
- Parking
- Countryside Views
- Council Tax Business Rates

## Offers In Excess Of £725,000

### SITUATION

The Old School House is located on the fringes of the picturesque village of Cardinham, close to the expansive Cardinham Woods at the head of the Glyn Valley. The village with its thriving community spirit has a well attended Primary School and fine 15th Century Church dedicated to St Meubred. The town of Bodmin is approximately 5 miles away and offers a wide variety of shops together with a choice of supermarkets and out of town stores, educational facilities and a leisure complex. Bodmin Parkway station has regular services to Plymouth, Exeter and London Paddington. Access to the A30 is just over 2 miles from the property and links the cathedral cities of Truro and Exeter. The A38 is 3 miles away and connects the market town of Liskeard and city of Plymouth with its cross channel ferry port providing regular services to Northern France and Spain.

### DESCRIPTION

Constructed with local stone under a Delabole slate roof and granite 'eyebrows' over the windows, The Old School House was opened in 1838. The current owners, for the last 35 years, have extensively refurbished the property and garden. This beautifully presented 4 bedroom family house with its 1 bedroom Bothy (formerly the toilets for the school) is currently run as a successful Bed and Breakfast and sits within stunning gardens.





## ACCOMMODATION

The wooden front door gives access to the sitting room, with an open fireplace and windows on three sides. The dining room next door has a fireplace housing a wood burning stove. The kitchen has a range of fitted base and wall units, stainless steel sink unit, integrated dishwasher, fridge and space for a free-standing gas cooker. There is a terracotta tiled floor and door to the rear garden. Off the dining room is the orangery with a door to the side garden and access to a downstairs bedroom which has an en-suite bathroom and views across the garden. Along the hall is access to the utility room with under slung butlers sink and space and plumbing for a washing machine and tumble dryer. Off the dining room, stairs lead to the first floor with 3 bedrooms, a family bathroom and a separate wc with wash hand basin.

## OUTSIDE

Approached via a parish road is off street parking for 4 cars. On one side of the drive is a wooden workshop with light and power. Located beyond the driveway at the top of the plot The Bothy, which comprise a single bedroom and en-suite shower room with wc and wash hand basin. The rest of the garden is beautifully laid out with a huge variety of plants and shrubs, a garden room/potting shed and a useful wooden tool shed.

## SERVICES AND TENURE

Mains water and electricity. Private drainage. LPG bulk gas. Please note the agents have not inspected or tested these services. The property is sold subject to all local authority charges. Tenure: Freehold.

## VIEWINGS

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

## DIRECTIONS

From Launceston take the A30 west towards Bodmin. Continue for approximately 20 miles and turn left, signposted Airfield, Blisland and Cardinham. Continue for roughly 1.2 miles and turn right at the junction to Cardinham. After half a mile, at the crossroads, turn right, follow this road pass the Church and continue down the hill where the property is located on your right hand side.

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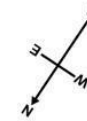
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>23</b>
		<b>1</b>
England & Wales		EU Directive 2002/91/EC



Denotes restricted  
head height

Approximate Area = 1912 sq ft / 177.6 sq m  
Limited Use Area(s) = 75 sq ft / 6.9 sq m  
Outbuildings = 519 sq ft / 48.2 sq m  
Total = 2506 sq ft / 232.8 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rîchecom 2022. Produced for Stags. REF: 841861



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