



## The Old School House , Templeton, Tiverton, Devon EX16 8BL

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Former village school with planning to convert to 2 bedroom dwelling in popular village.

Tiverton 6 miles - M5 motorway (J27)/Tiverton Parkway Station 13 miles - Exeter 20 miles

- Permission to Create Stunning Home • Popular Mid-Devon Village • South-Facing Garden • 2 Bedrooms • 2 Bathrooms • Open Plan Kitchen • Off Road Parking • Freehold

Offers In The Region Of £150,000

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## SITUATION

The property is situated in the small village of Templeton with parish church and parish hall/social club. This part of Devon, between Tiverton and Exmoor, is unspoilt but very accessible. It is an area of rolling countryside intersected by small wooded valleys and fields, enclosed by old Devon hedgebanks. The area is renowned for country sports and pursuits, with the Exmoor National Park approximately 10 miles to the north, and North Devon with its rugged coast and popular beaches accessible via the A361.

The villages of Nomansland and Rackenford are nearby, with churches, excellent village pubs, and community shop in Rackenford. The Masons Arms at Knowstone, about 5 miles, has a renowned restaurant with a Michelin Star.

Tiverton is an old market town with a historic castle, on the banks of the River Exe. There are several supermarkets, a wide range of shops, a district hospital, a sports centre and an 18 hole golf course. There are

schools for all ages and in Tiverton there is Blundell's Public School, which offers discounts to local pupils.

The area is very accessible with easy access along the A361 to the M5 motorway at junction 27. Beside J27 is Tiverton Parkway Railway Station with fast trains to London Paddington taking approximately 2 hours. The airports of Exeter and Bristol are within an easy driving distance.

## DESCRIPTION

The unlisted Old School House, formerly used as the village school until its closure in 1946, was established in 1875 to accommodate 50 children, both boys and girls, and consisted of a single schoolroom.

Built with natural stone walls and adorned with cut stone quoins, it is topped with a slate roof. The structure still showcases various original Victorian Gothic architectural elements, such as stone mullioned windows and vaulted ceilings. Approval has been obtained for transforming the building into a residential dwelling, and the construction is



currently in progress. The property is being sold as a partially completed conversion, with significant renovations already completed.

### ACCOMMODATION

The approved plans provide conversion of the building into a two-bedroom property over two floors comprising: on the ground floor - entrance hall/boot room (or cloakroom), open plan kitchen, dining and living area with large feature window with glazed doors opening onto a South facing enclosed garden and a bath/shower room (this could be a garden room/office with fully glazed arch topped door to the garden). A winding feature staircase, with storage under, rises to the first floor which comprises two bedrooms, airing cupboard, galleried landing and bath/shower room.

There is further scope to amend the approved plans to suit individual tastes/ needs, for example, to include a third bedroom subject to any necessary planning consents.

### OUTSIDE

Enclosed south facing garden area at the rear and parking area for two cars at the front.

### SERVICES

Mains electric and water.

### PLANNING

Mid Devon District Council. Ref - 18/01005/FULL.

### VIEWING

Strictly by appointment through the agents please.

### DIRECTIONS

From Tiverton follow Rackenford Road to Calverleigh. Go past the Rose and Crown and the village hall turning and take the first turning on your left signposted Templeton. Continue on that road and at Calverleigh Cross bear right signposted Templeton. You will pass the village hall on your left hand side. At Templeton Cross turn left signposted Templeton and continue into the village. You will pass a red telephone box on your left hand side and just past this, around the corner, the property will be found on your left hand side.



