

The School House

The School House, Michaelstow, Bodmin, PL30 3PD







Wadebridge 8 Miles - Camelford 4 Miles - Port Isaac 7 Miles

A charming semi-detached cottage in the heart of the tranquil village of Michaelstow.

- Semi Detached Cottage
- Grade II Listed
- Two Bedrooms
- Two Reception Rooms
- Character Features
- Shower Room & WC
- Rural Village Location
- Beautiful Gardens
- Freehold
- Council Tax Band: C

Offers In Excess Of £325,000

SITUATION

The property is located in the peaceful, rural village of Michaelstow, which sits astride the north-western edge of Bodmin Moor. It is surrounded by beautiful countryside, charming villages and the picturesque River Camel.

Approximately 4 miles away is Camelford, offering both primary and secondary schools as well as a comprehensive range of shopping facilities, including a Co-op, chemist, Post Office, doctor's surgery and veterinary practice. 8 miles away is the market town of Wadebridge, that offers a wide variety of independent shops together with primary and secondary schools, cinema, numerous sports clubs, social clubs and access to the popular Camel Cycle Trail. The picturesque and rugged North Cornish Coast lies just over 5 miles away giving access to an extensive range of sandy beaches and cliff top walks with some of the most stunning coastal scenery in the UK.

Mainline railway services are available at Bodmin Parkway connecting London Paddington via Plymouth whilst Newquay Airport provides a number of scheduled flights to both domestic and international destinations.

ACCOMMODATION

The School House is a charming semi-detached, Grade II listed cottage in the heart of Michaelstow. The property is built from Cornish stone and offers an array of character features such as flagstone slate flooring, feature fireplaces, exposed stone walls, beams and sash windows.

The ground floor offers an entrance porch with a stable door, a WC, two reception rooms and a galley kitchen. The sitting room and dining room both benefit from large stone fireplaces and the dining room opens onto the rear patio via double doors. The kitchen is appointed with base units, an electric oven and hob, sink with a mixer tap and space for appliances.

The first floor offers a shower room and two double bedrooms, both with built-in cupboards and one with exposed beams and a dual aspect.

OUTSIDE

The wonderful mature gardens wrap around the front and side of the cottage and are mostly laid to lawn with a flower bed border and an array of shrubs and trees. A patio seating area is perfectly positioned outside of the dining room.

There is no allocated parking with the property but on-street parking is available.

SERVICES

Mains electricity and water. Oil fired central heating. Private drainage via a septic tank. Broadband availability: Ultrafast. Mobile phone coverage: Limited voice and data. (Broadband and mobile information via Ofcom). Please note the agents have not inspected or tested these services.

VIEWINGS

Strictly by appointment with the vendors appointed agent, Stags - 01208 222333

AGENTS NOTE

There is a covenant in the title deeds which states "Not to use the retained property otherwise than as a private dwelling".

DIRECTIONS

What3Words:
///supper.blueberry.connected





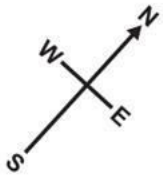


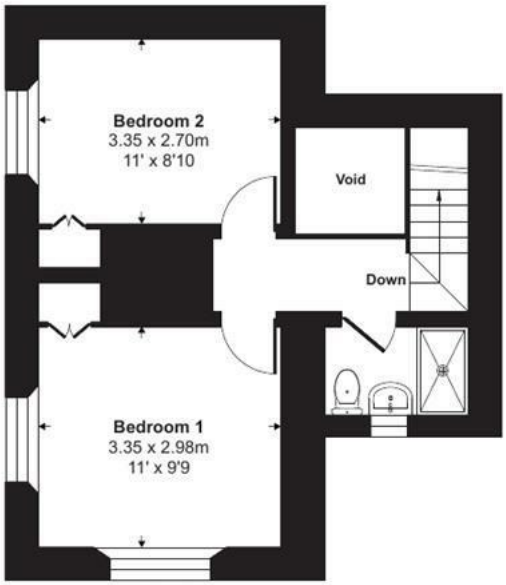



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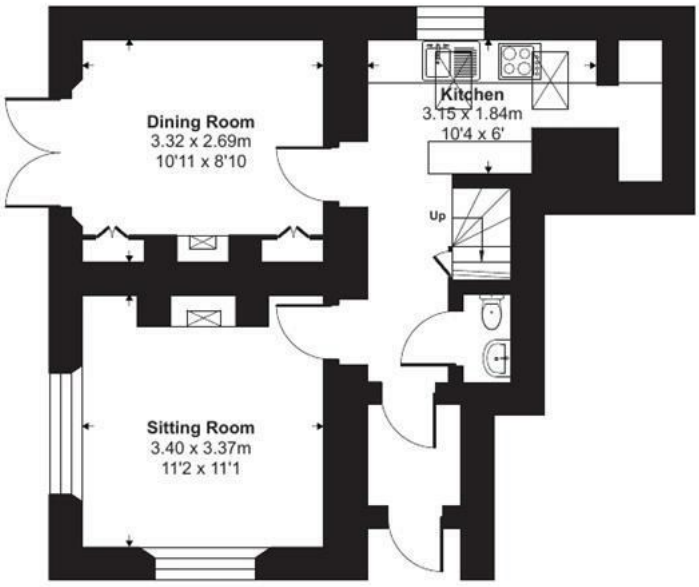
Approximate Area = 789 sq ft / 73.3 sq m (excludes void)

For identification only - Not to scale





First Floor

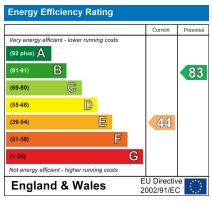


Ground Floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Stags. REF: 1277819

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.

STAGS



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