

Connelly Yeoman



THE OLD SCHOOL, AUCHMITHIE, DD11 5SG

CONVERTED SCHOOL



- Unique and quirky property retaining many of the original school features
- Nestled in the picturesque coastal village of Auchmithie
- Oil Fired Central Heating and Double Glazing
- Generous and versatile accommodation
- Category C listed building



OFFERS OVER
£235,000

Property Description

Nestled in the charming coastal village of Auchmithie, this beautifully CONVERTED FORMER SCHOOL offers a unique blend of historic character and contemporary living. Thoughtfully transformed into a spacious two-bedroom home, the property retains a wealth of original features that celebrate its heritage. The welcoming cloak area showcases traditional style hooks and complimented by tiled flooring that echoes the building's past. Exposed beams, original doors and attractive original wood flooring further enhance the sense of authenticity and warmth throughout. The accommodation is both flexible and impressively proportioned, defined by soaring ceilings that flood the interior with natural light and create a wonderful feeling of openness. A striking mezzanine level provides one of the two bedrooms, adding architectural interest while maximising the generous vertical space. Externally, the home benefits from a private driveway and a fully fenced garden, ideal for outdoor relaxation, entertaining, or simply enjoying the peaceful surroundings of the sought-after coastal location. Combining character, space and versatility, this converted school presents a rare opportunity to own a truly individual home in a picturesque setting.

ACCOMMODATION COMPRISING: LOUNGE, KITCHEN, REAR HALLWAY, WC, FAMILY SHOWER ROOM, MASTER BEDROOM, MEZZANINE LEVEL BEDROOM

LOUNGE: Approx. 22'7 x 18'1. Entry to the lounge is via double doors accessed from the side of the property. There is original wood flooring and three full height windows. Additional side windows overlook the garden. The ceiling has exposed beams and a staircase, with a cupboard below, leads up to the mezzanine level.

BEDROOM 2: From a door on the mezzanine level and into a bedroom built into the eaves which has two windows allowing natural light to floor in and wood flooring. A good sized double bedroom with ample space for furnishings.

KITCHEN: Approx. 18'8 x 13'5. Made up from free standing units and wooden work surfaces. The units can remain under separate negotiation. There is a range master cooker and an antique sink which will remain with the property, space for a fridge freezer, plumb space for a washing machine and dishwasher. Side facing windows provide natural light and double doors lead out on to the front of the property. There are quarry tiles to the floor and exposed brick work.

REAR HALLWAY: Here there is a storage cupboard with shelving and a door leading into the WC.

WASHROOM: Approx. 2'7 x 4'10. Through an original door and into a room with a wash hand basin set in a counter top.

WC: Approx. 3'7 x 2'9. With an quarry tiled floor, vintage styled high level cistern and WC.



SHOWER ROOM: Approx. 6'6 x 13'. With a quarry tiled floor and a two piece white suite incorporating a walk in shower enclosure with a rainfall mains shower. Quirky features include an exposed brick wall and an old fashioned pulley. The boiler is housed here and there is a chrome heated towel rail and an opaque window.

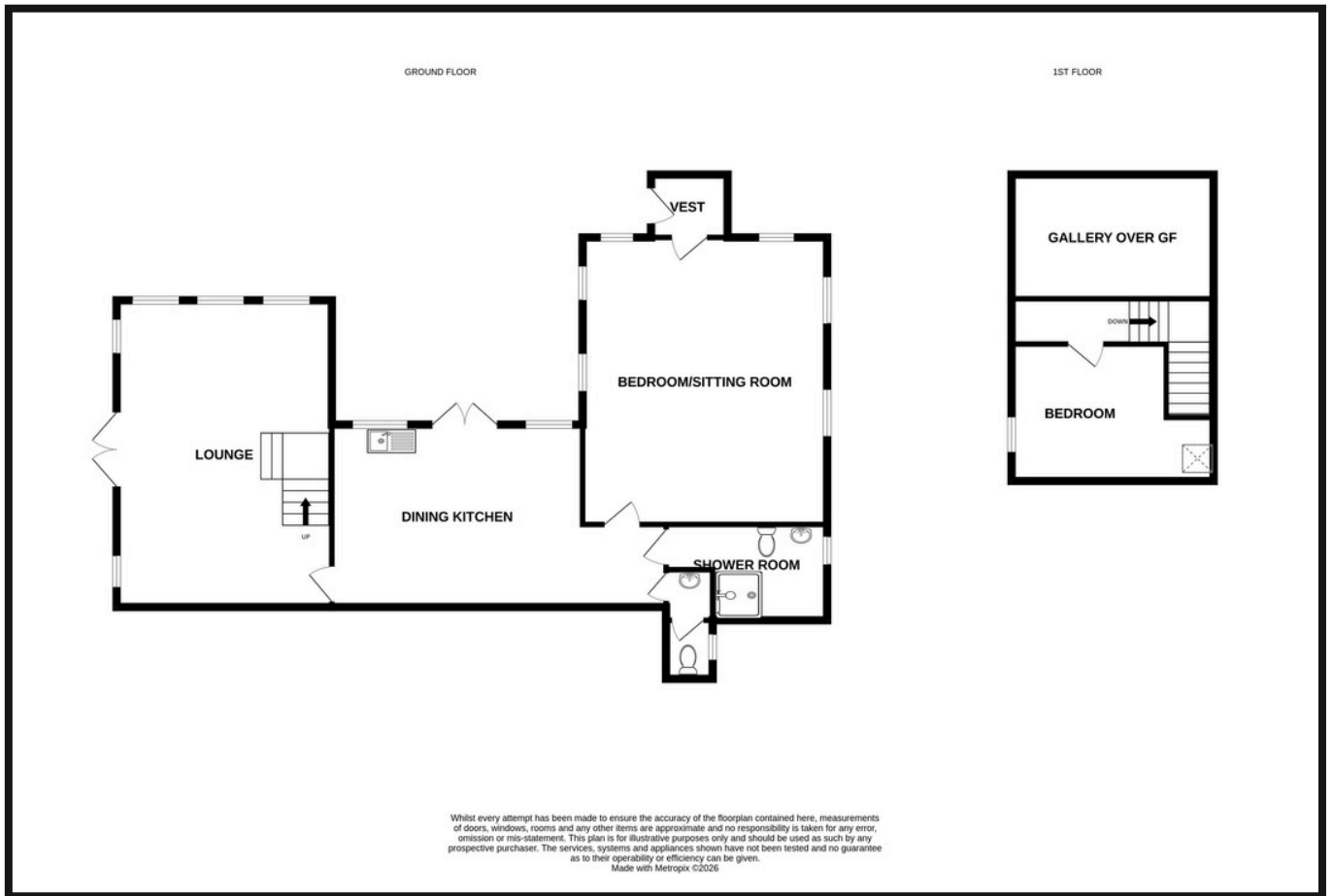
MASTER BEDROOM: Approx. 19'8 x 25'1. A vast bedroom with original wooden flooring, original light fittings and windows to three sides. There is an exposed brick wall and a log burner with tiled hearth providing a focal point with a sittee, rugs and tv area. There is ample space to arrange the furnishings in this room to suit individual taste and needs. It has been neutrally decorated and has shutters to the windows.

CLOAK ROOM: Coming into the home through the original school door and into the vestibule which has traditional style coat hooks and tiled flooring.

OUTSIDE: To the front of the property there is a tarmac driveway with gate access into a garden area which is mostly laid to lawn and fenced enclosed. To the side of the property there is a paved area ideal for garden furnishings and a wooden shed, which will remain as part of the sale and which has both power, light and a work top area.



Property Professionals



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