



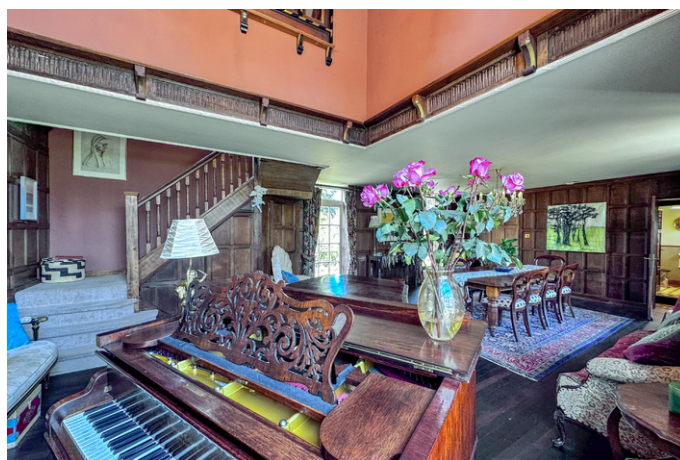
The Old School, West Wrating, Cambridgeshire

Pocock + Shaw

The Old School
The Causeway
West Wrating
Cambridgeshire
CB21 5NA

A rare opportunity to acquire a truly unique country home, once a Victorian school, now beautifully transformed into a characterful and enchanting residence. This stunning property retains many exquisite architectural details, including striking Victorian arch windows, elegant oak panelling, and traditional British oak flooring reminiscent of grand Manor Houses.

Guide Price £875,000



The Property The Old School offers an impressive and versatile living space of approximately 2,344 sq ft, featuring high ceilings that enhance its sense of grandeur. The property boasts mature, private gardens, a charming balustrade patio, and a courtyard-style, part-walled parking area with space for multiple vehicles. Additionally, a spacious double garage with light and power offers excellent potential for conversion, subject to planning consent.

Despite its rich historical charm, the property is not currently listed, providing an exciting opportunity for those looking to add their own personal touches and enhancements. The former Headmaster's House is adjacent.

Location West Wrattling is a picturesque village perched on a ridge, offering far-reaching countryside views. Surrounded by open fields, woodlands, and scenic walking trails, it's a place of natural beauty and characterful homes. The village boasts a strong sense of community, centred around its historic church, active village hall, newly built children's playground, recreation ground, and tennis court. At its heart is the award-winning pub, The Chestnut Tree — a true local gem. Conveniently located: Cambridge (10 miles), Newmarket (8 miles), Saffron Walden (11 miles), Central London (63 miles) * Distances are approximate.

The Entrance Step through the handsome wood-panelled front door into an inviting Entrance Lobby, where a feature tiled floor and recessed matwell set the tone. Ornate wooden doors conceal a spacious storage cupboard that also houses the oil-fired boiler.

Cloakroom The Cloakroom continues the tiled flooring and includes an ornate pattern design low-level WC, a high-set meter cupboard, and a frosted glazed window offering privacy while allowing natural light to filter in.

Principal Reception Room The Principal Reception Room is a showstopper—currently styled as a dining and music room, this dramatic space boasts original oak flooring and timeless panelling. A soaring vaulted ceiling, overlooked by a minstrel's gallery, draws the eye upward to reveal intricate exposed timbers and a spectacular neo-Gothic arched window.

A medieval-style frieze adds an unexpected twist of character, while a sweeping staircase completes the scene. In addition there are two glazed doors leading to the terrace.

Sitting Room The Sitting Room exudes classic charm with a stately marble fireplace, Regency-style cornicing, and thoughtful architectural details, including deep wooden shelves and French doors that open to the front. The fireplace has state of the art living flame fire (Calor gas) and there are two large radiators.

Study Step through to the Study or Snug, an ideal retreat with a woodburning stove, bespoke shelving in recessed alcoves, and a wide timber window ledge perfect for contemplative moments. Radiator.

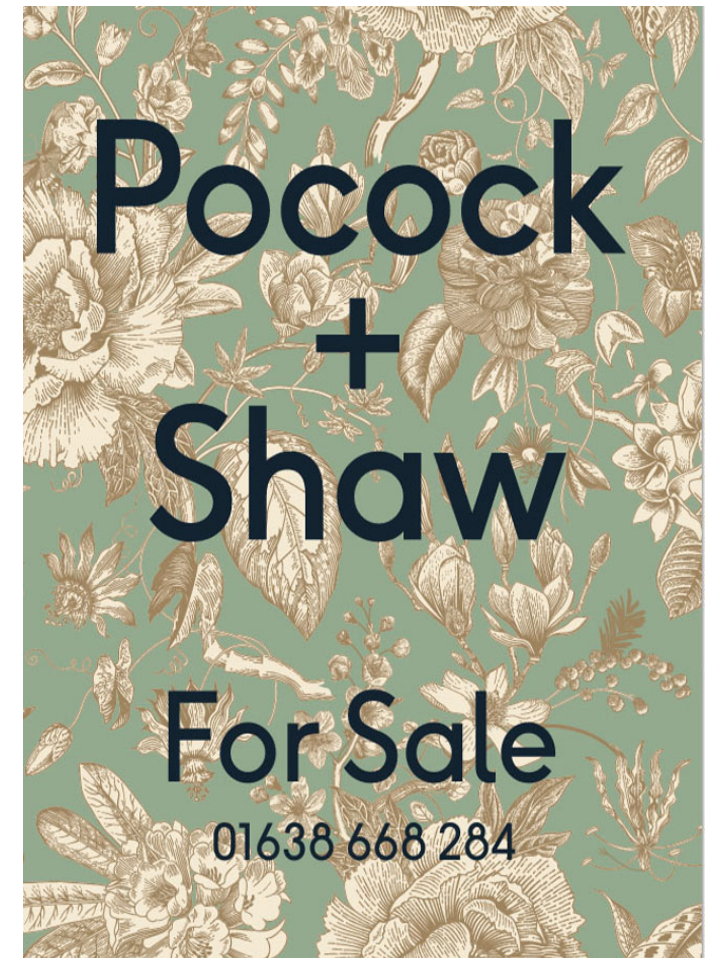
Kitchen/Breakfast Room The Kitchen/Breakfast Room blends rustic beauty with modern functionality. Stone-tiled flooring underfoot complements bespoke cabinetry, solid wood and granite worktops, and a twin-bowl butler sink. A Lacanche range cooker (Calor gas, double oven and 5 burner hob) is a culinary centrepiece, and Victorian-inspired touches like a traditional plate rack and stable door add charm. A fridge, freezer and dishwasher are seamlessly integrated. A dining area and windows to the rear enhance the space with convenience and light. Radiator.

Utility Room The Utility Room features matching stone tiles, a dedicated sink unit, and space for laundry appliances, with a frosted window to the front.

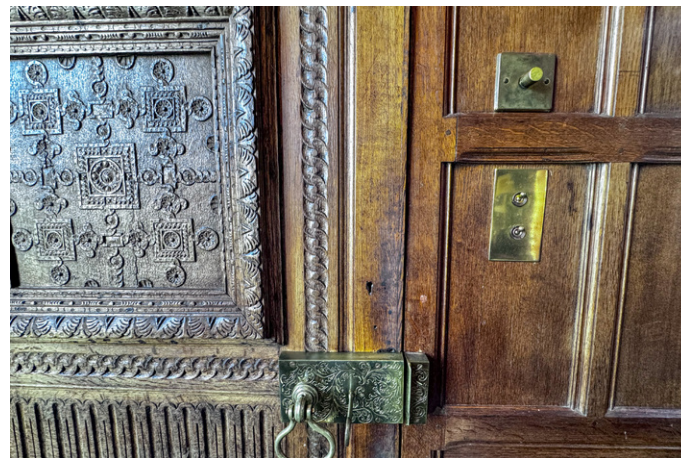
First Floor

Gallery Landing An open landing with sloped ceilings doubles as a study nook, offering views over the reception room from the ornately carved minstrel gallery. Exposed beams and Velux windows create an airy yet intimate feel.

Principal Bedroom Generous in size and light-filled, this room benefits from three Velux windows and an opening to a private Ensuite Shower/Dressing Room with tiled shower cubicle, basin, and radiator.



- Truly unique country home
- Exquisite architectural details
- Former village school
- Striking Victorian arch windows
- Elegant oak panelling
- Charming York stone balustrade patio
- Large gardens
- Double garage







Bedroom Two Vaulted ceilings, oak flooring, exposed timbers and natural light from twin Velux windows make this a restful retreat. Radiator.

Bedrooms Three & Four Both feature Velux windows, radiators, and charming proportions—ideal for guests or family. Radiators.

Character Bathroom A luxurious cast-iron bath on claw feet and period taps sets the scene, accompanied by a separate Power shower cubicle, traditional WC, and hand basin. An airing cupboard adds practical storage. Radiator.

Outside Beyond tall wrought iron gates lies a generous, part-walled Courtyard Parking Area, large enough for several vehicles and leading to a substantial Double Garage with timber doors. A greenhouse, Oil storage tank and Calor gas storage (servicing both the fireplace and range cooker) are neatly tucked to one side.

A broad York Stone Terrace lies adjacent to the house with stone balustrade steps cascading down to the formal mature gardens graced by a majestic Cedar of Lebanon and silver birch trees. Beyond a Leylandii hedge lies an additional garden area ideal as a kitchen garden for growing vegetables and herbs—a tranquil escape for green thumbs and nature lovers alike. Alternatively, remove the Leylandii and enjoy a much larger garden.

Services Mains water, drainage and electricity are connected. The house is located in the West Wratting conservation area and is in a very low flood risk area. The property is registered with Land Registry. Internet connection, basic: 5Mbps, Superfast: 80Mbps. Mobile phone coverage by the four major carriers available. Virgin Cable is not available.

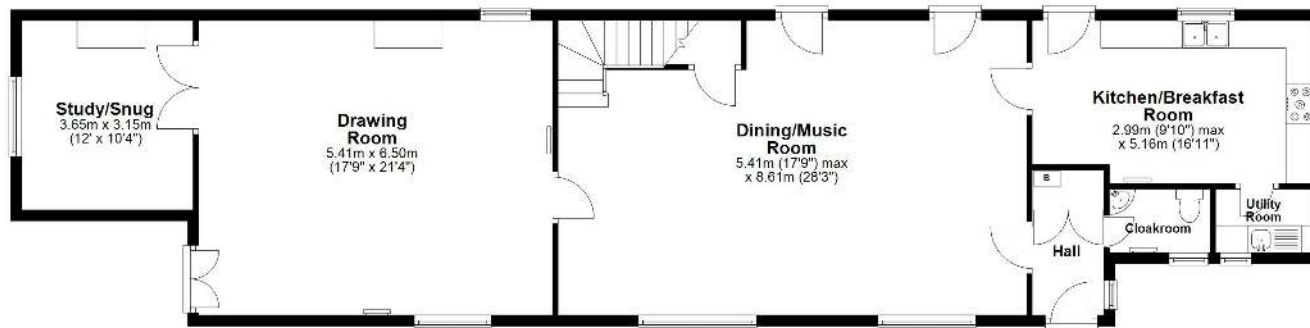
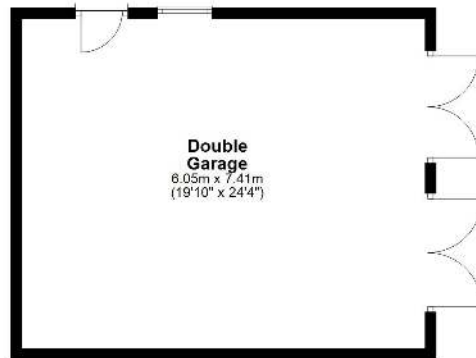
Council Tax F South Cambridgeshire District Council

Viewing By Arrangement with Pocock + Shaw PBS



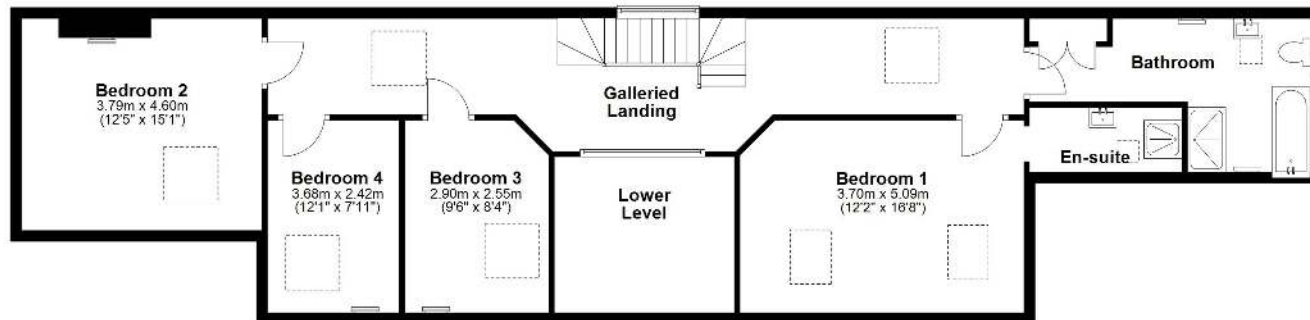
Ground Floor

Approx. 119.3 sq. metres (1284.2 sq. feet)



First Floor

Approx. 98.5 sq. metres (1059.9 sq. feet)



Total area: approx. 217.8 sq. metres (2344.0 sq. feet)

Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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