



JAMIE WARNER  
— ESTATE AGENTS —



## Old School House The Street, Poslingford, Sudbury, CO10 8QY

Guide Price £720,000

- 19th Century former school house
- Kitchen with vaulted ceiling
- Generous & private garden
- Close to Clare and local amenities
- Meticulously restored
- Three further receptions
- Prominent position in Poslingford
- Impressive open plan living space
- Four bedrooms, one with a balcony
- Stunning architectural features

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# Old School House The Street, Sudbury CO10 8QY

Welcome to 19th century elegance in the heart of Poslingford! Step back in time and admire the Gothic revival architecture of this former school house, crafted by master builder Walter Mason and lovingly restored by its current owners.



Council Tax Band: D



### The Old School House

From the original working school bell to the decorative brickwork and buttresses, you'll be captivated by its timeless beauty.

The open plan living space is truly stunning with a vaulted ceiling and raised sitting area that's perfect for gatherings. The kitchen also features a vaulted ceiling plus there are three further receptions including a garden room & conservatory for year-round entertaining. Other practical amenities include a utility room & laundry room as well as 4 generous bedrooms - one with balcony access & another galleried to the open plan living space.

Outside, you can relax or entertain guests in the generous garden surrounded by mature trees & greengages. There's also ample parking for several vehicles plus a single garage too! Set in an elevated position overlooking the Church, this home offers convenient access to nearby Clare, renowned for its great services & amenities.

Come experience 19th century grandeur in Poslingford.

### Porch

Natural brick flooring, double entrance door, glazed door to:

### Entrance Hall

Skylight, radiator, stairs to the first, door to:

### WC

Fitted with a two piece comprising a corner wall mounted and low-level WC, panelled walls half height.

### Inner Hallway

Access to the open plan living space, kitchen and downstairs shower room.

### Shower Room

Fitted with three piece suite comprising shower enclosure with fitted electric shower over and glass screen, pedestal wash hand basin, low-level WC and heated towel rail tiled splashbacks, gothic arch window to side, radiator.

### Kitchen/Dining Room

16'0" x 18'1"

Fitted with a base and eye level units with oak worktop space, butler style sink unit with stainless steel swan neck mixer tap, space for AGA, window to rear, window to side, 3 skylight windows, fireplace with feature and cast-iron wood burner, natural wood flooring, vaulted ceiling with 3 skylight windows, door to driveway.

### Utility Room

6'6" x 5'1"

With worktop space over, 1+1/2 bowl ceramic sink unit with single drainer and stainless steel swan neck mixer tap, plumbing for dishwasher, space for fridge/freezer, tiled flooring.

### Open Plan Living Space

30'2" x 18'1"

Three gothic arch windows to the front, two sash windows to side, feature fireplace with cast-iron wood burner, two radiators, double doors to the entrance hall, door to:

### Bedroom 4

6'5" x 8'7"

Gothic arch window to side, radiator, wooden flooring.

### Family Room

12'0" x 14'4"

Two windows to front, window to side, radiator, natural wood flooring, stairs leading to bedroom, double doors to:

### Garden Room

Radiator, Natural brick flooring, patio door to garden.

### Conservatory

Two radiators, wooden flooring, double doors to rear garden.

### Laundry Room

9'4" x 5'8"

Storage cupboard, tiled flooring, window to rear, door to:

### WC

Window to front, fitted with a two piece suite comprising a vanity wash hand basin with tiled splashbacks and low-level WC, radiator, tiled flooring.

### Landing

Window to rear, half height wooden panelling, door to:

### Study

5'0" x 5'10"

Windows looking out to the landing.

### Bedroom 1

8'10" x 14'1"

Windows looking out over the open plan living area, vaulted ceiling, radiator, walking in wardrobe.

### Bedroom 2

10'0" x 11'5"

Two windows to rear, skylight window, vaulted ceiling, radiator.

### Bedroom 3

12'11" x 12'3"

(Accessed via its own staircase from the Family Room). Window to side, two skylight windows, door to balcony.

### Bathroom

Fitted with a four piece suite comprising a roll top bath with telephone style mixer tap, pedestal wash hand basin, bidet and low-level WC, window to front

### Outside

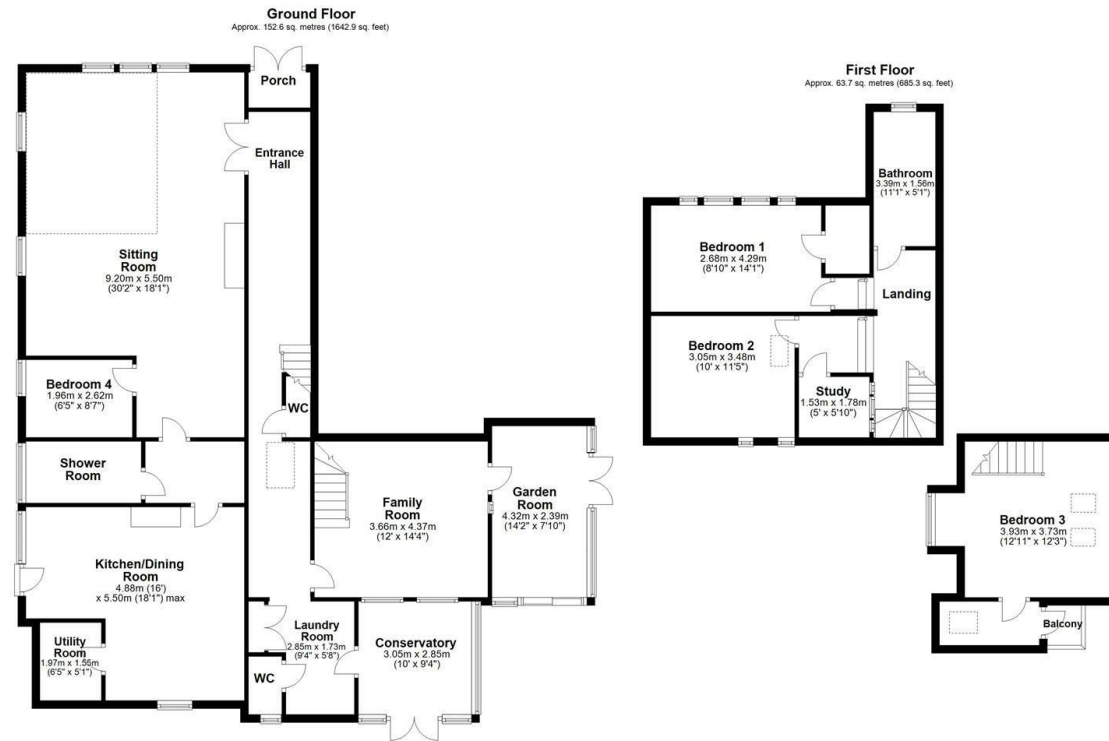
The property enjoys a generous plot with a generous driveway to the front providing ample-off road parking. The front is enclosed by mature trees and hedgerows and fronts onto a small stream. Iron gates open to the drive leading alongside the property providing access to the garage. A gated access leads into the rear garden. The rear garden is divided into smaller manageable areas of lawn, allotments and wild garden with pathways meandering throughout. The main seating area lies from the garden room and conservatory providing a lovely area for relaxation and entertaining.

### Viewings

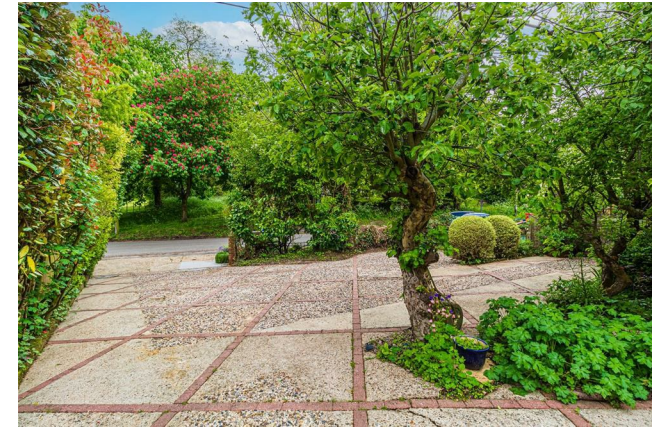
By appointment with the agents.







Total area: approx. 216.3 sq. metres (2328.1 sq. feet)



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		

England & Wales

EU Directive 2002/91/EC



### Viewings

Viewings by arrangement only. Call 01440 712221 to make an appointment.

### Council Tax Band