

The School House

SANDIWAY



A tale to tell

Set between the close-knit villages of Sandiway and Cuddington, The School House is an iconic presence, whose rolltop brick mullion windows overlook both Weaverham Road and School Lane.

Beyond its undeniably characterful brickwork and history, The School House is so much more than a testament to Cheshire's architectural heritage; it's a family-sized home with the space and flexibility, indoors and out, to grow into your every need.

At the meeting point of the two village roads, The School House stands on the site of the original Sandiway School, a landmark location with roots reaching back to the 1800s. The southern end, now the main home, was originally the infants' wing, added in 1875. The last surviving extension of the school as it was, it continued to serve as a nursery school until, in the early 1990s, the building was sensitively restored and converted, with four new homes built on the former playground to the rear.

A mezzanine floor was added to make best use of the school's lofty proportions, while the current owners have extended the footprint once more, in 2002 adding a second reception room and a new master suite above.

Throughout, original features including the arched brick mullioned windows, have been retained both inside and out, carefully matched and echoed in more recent additions to honour the building's architectural legacy. Yet The School House is more than a homage to the past; a home that has grown and evolved with the needs of modern life, The School House is an enduring, timeless home, with versatility and all the contemporary comforts. Set back from the road behind a five-bar timber gate and

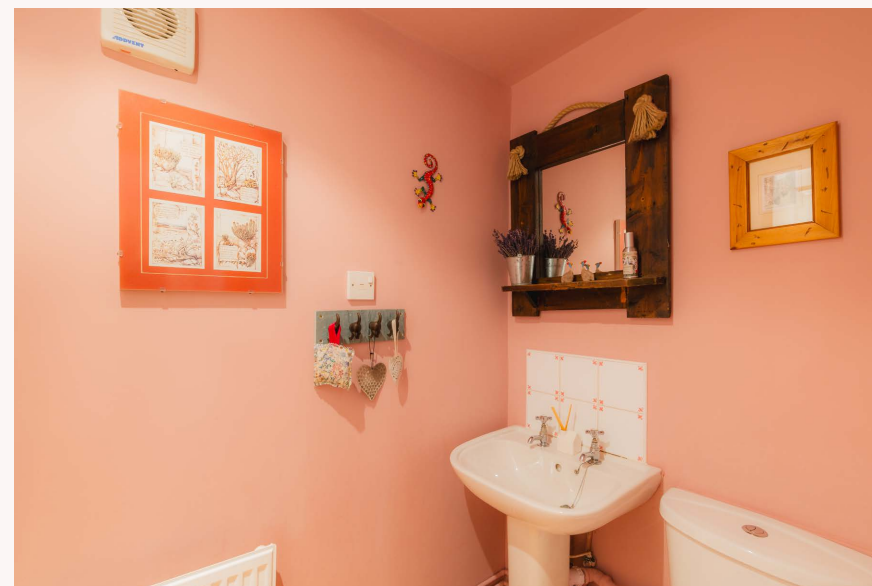
well-tended beech hedge, providing privacy from the road, The School House sits comfortably within its triangular plot. The cobbled driveway offers parking for two vehicles, with an up-and-over garage providing further space for storage or a small car. An electric vehicle charging point is discreetly mounted to the garage wall, ready for future needs. A glazed pedestrian side door links the garage with the garden, as a summer room with laminate floor, worktop and ceiling, also offering boarded loft storage above.



Welcome home

Step beneath the portico and into the entrance hall, where original polished parquet flooring underfoot sets a timeless tone. Ahead and left, the snug serves as a peaceful, versatile room, drenched in light from the arched brick windows to the front, making it perfect for reading, working and unwinding.

The perfect playroom, a set of French doors open to the garden to enable easy indoor-outdoor living in the summer months. Meanwhile, in winter, the mock fireplace with a mantel shelf and wall recess provides a warming focal point. Previously used as a playroom and tutoring space, this room adapts easily to changing needs. Along the hall and tucked neatly away, a ground-floor cloakroom provides a handy spot to freshen up, fitted with a WC and wash basin.

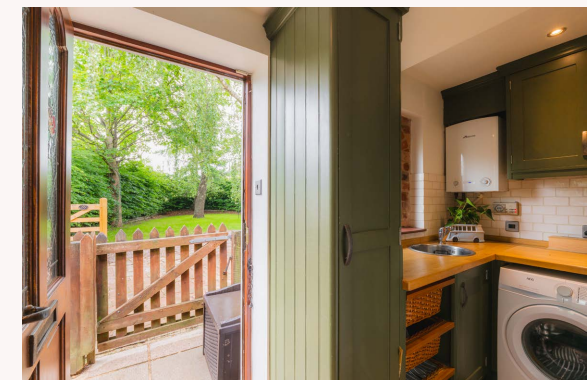


Feast your eyes

Continue through into the kitchen, where beams above and Karndean flooring underfoot set the tone for a culinary hub that's both characterful and practical. Wooden cabinetry in an apple green painted finish runs along both walls, with oak worktops offering ample preparation space. Country style appliances include a Belfast sink and a Rangemaster double electric oven with gas hob and extractor, the makings of a classic kitchen, well-equipped for family life.

Four arched windows flood the room with light, with space at the heart of the room for a breakfast table, a place to gather over coffee or homework. Integrated appliances also include a dishwasher, with space for an American-style fridge-freezer.

Access out to the garden can be found through the utility room, via a stained-glass door. The utility offers further storage, a broom cupboard, a sink, boiler and plumbing space for a washing machine and tumble dryer.





Space to gather

At the heart of the home, the main lounge combines volume and flexibility with warmth. Original parquet flooring flows through from the entrance hall, whilst the stone fireplace, topped in natural oak and encompassing a log-burning stove fills the room with toasty warmth in the winter months. In summer, step outside through the full-height glazed doors, reaching up to the ceiling and flooding the room in light, providing instant access out to the garden. Exposed beams infuse character, with handy built-in shelving and discreet KEF ceiling speakers adding a contemporary and immersive feel for entertaining or relaxing. Whether used as a formal living room or a combined living-dining space, with room for a large table, this room brings all the family together.



Room to adapt

Nestled beside the stairs, a ground-floor bedroom offers flexibility; ideal for extended family, friends or multigenerational living, with its own en suite containing walk-in wet-room shower. Equally well placed as a home office or hobby room, this handy and accessible addition adds an element of futureproofing for later life. The high-quality craftsmanship of The School House presents itself throughout the home, with solid wood architraves and skirtings, whilst the open-balustrade of the stairs leading up to the atrium-landing under a Velux window on the first floor amplifies the sense of airiness and light.

Sleep soundly in the first of the upstairs bedrooms, found to the right, where the characterful arched window frames offer leafy views over the garden below. Built-in wardrobes provide plenty of storage under eaves, whilst the neutral carpet and soft green walls reflect the natural tones of the garden.



The A-frame beams of the main bedroom are a striking feature, whilst the arched school house windows infuse character, anchoring the home to its origins. The built-in wardrobe again offers ample storage, with further beams spanning the ceiling to one corner, which slopes down into a cosy nook.

Off the light-filled landing, there is also a family bathroom, beautifully tiled in soft, spa-like shades and furnished with a Jacuzzi bath, wet room shower, wash basin, WC and heated towel radiator, all awash with light from the large Velux window above.

Tucked beneath the soaring pitch of the roof, at the end of the landing, the master bedroom at The School House is a masterclass, a haven of comfort and character. Light streams in through Velux windows, highlighting the high purlins, whilst the double bed sits comfortably beneath the rich tones of the central beam. At one end,

a mock fireplace adds a nod to tradition, while echoes of the brick arches found throughout are thoughtfully recreated to frame a window looking out over the garden. Eaves storage has been neatly concealed into three separate sections, maximising the wardrobe space.

Refresh and revive in the en suite shower room, delivering hotel-style luxury with its double-width shower and elevated platform, while a hidden door reveals a tucked-away surprise: a versatile mezzanine office, accessible by drop down stepladder, complete with twin desks, internet point, Velux window and a private, quiet atmosphere that could just as easily become a dream walk-in wardrobe.





The playground

At The School House, the garden is more than just a green space, it's a trio of outdoor rooms, each with its own unique personality, function and design. To the east, French doors lead out into a secluded courtyard-style garden, enclosed by high walls and mature hedging; a private, low maintenance nook with a mix of lawn and paving ideal for summer barbecues, drinks with friends, or simply seeking a spot of dappled shade in the afternoon.

To the north, the garden reaches out into a triangular peak. Once a working vegetable garden, a silver birch and sycamore add structure while newly planted beech hedging enhances the sense of seclusion. With compost space, a garden shed and driveway access via a timber five-bar gate, this versatile area of garden could be reclaimed for those wishing to grow their own or simply be enjoyed as a wilder, leafy retreat. Meanwhile, to the west, a sunny strip of garden, bordered by a low stone wall and hawthorn hedge, provides a safe, enclosed space for dogs or children to play. Covered in low-maintenance stone chippings and catching the afternoon sun, it's a cheerful corner that basks in warmth throughout the summer.





Out and about

Perfectly peaceful, yet ideally placed, The School House sits comfortably between the friendly villages of Cuddington and Sandiway. Just a few metres from the leafy lanes that lead to the Whitegate Way and Delamere Forest, the setting is made for walkers, cyclists and those who relish the convenience of nature on the doorstep.

Families are exceptionally well catered for here. With two excellent local primary schools and the highly regarded Sir John Deane's Sixth Form College just a short drive away, alongside independent options such as The Grange in Hartford, the educational options are among the best in the region.

From the tennis club and community hall to the summer fêtes and playing fields, this is a village where people come together. There's a real sense of belonging here, a well-stocked village shop, one of the best butchers in the country (Littlers) and local gems such as Define Wine - a deli, restaurant and wine bar that's a fast favourite with locals.

Commuting is convenient too, with Cuddington Station offering direct trains to Manchester and Chester and Hartford station covering the Liverpool and Crewe line. Major road networks and both Manchester and Liverpool airports are reached within around 30 minutes,

offering the best of both worlds; city connections with the comfort of returning home to the countryside.

Much more than a character conversion, The School House is a home that provides space to stretch out, adapt and grow, with room for teenagers to be themselves, and independent living options for older relatives. With flexible rooms, contemporary comforts, characterful features, three distinct garden areas, outstanding schools within walking distance and Delamere Forest on the doorstep, this is a home made for wholesome, well-connected living.

Ask the owners

Where do you go when you need...



Groceries?

SPAR on Mere Lane



A walk?

Kennel Lane Woods



A bite to eat?

DeFINE Food and Wine, Sandiway



A day out with the family?

Delamere Forest



A local pub?

The Blue Cap, Sandiway

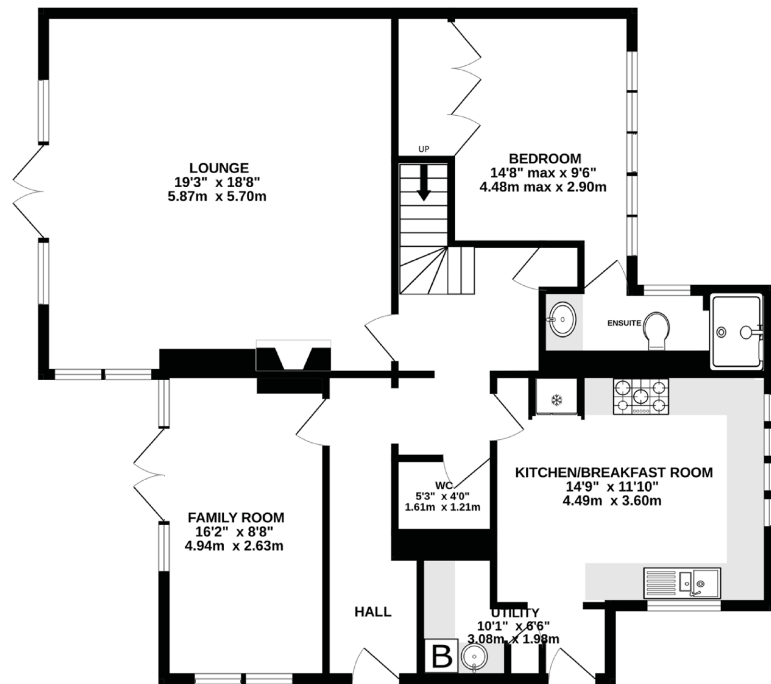


School?

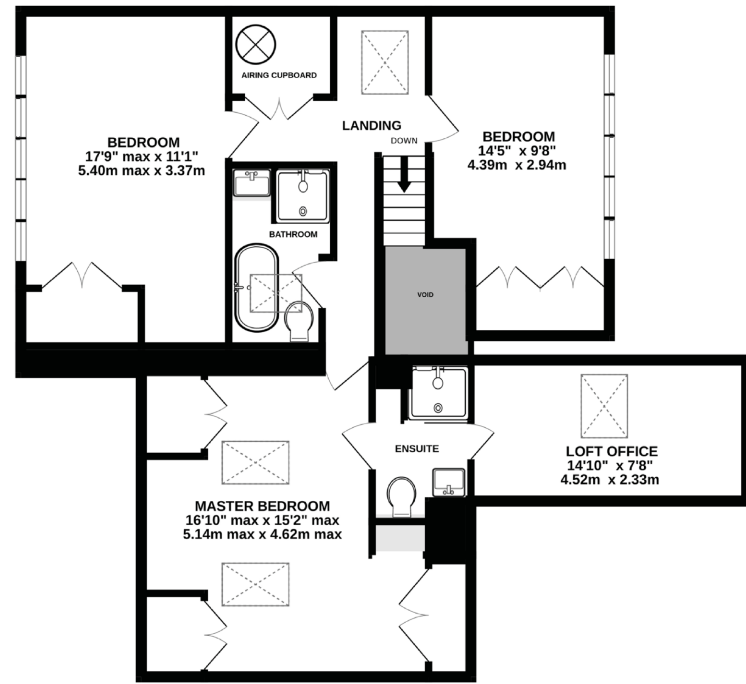
Sandiway Primary School



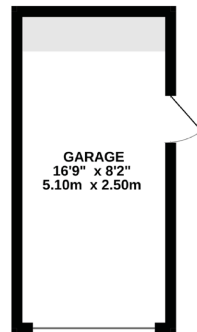
GROUND FLOOR
1098 sq.ft. (102 sq.m.) approx.



FIRST FLOOR
913 sq.ft. (85 sq.m.) approx.



GARAGE
138 sq.ft. (13 sq.m.) approx.



TOTAL FLOOR AREA: 2149 sq.ft. (200 sq.m.) approx.

EXCLUDING GARAGE: 2011 sq.ft. (187 sq.m.) approx.

Whilst every effort has been taken to ensure the accuracy of this floorplan; the room sizes, placement of doors or windows and any countertops or other items are approximate and therefore we take no responsibility for error or omission. This floorplan is for illustrative purposes and should be used as such for any potential purchaser.

Key features

- Iconic home set between the close-knit villages of Sandiway and Cuddington
- Full of original character and charm
- 2011 square feet of internal living space
- 4 double bedrooms, 3 bathrooms
- Private gardens to the side and rear
- Brick built detached garage
- Conveniently placed for nearby amenities and commuter/transport links

See Ian's
Video
Tour



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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