



Set in the very heart of Eaton, beside the village fingerpost and within sight of the prayer steps, The School House carries with it over two centuries of history and remains at the centre of this welcoming community.

A LESSON IN HISTORY

Built in 1806 as the village school, this handsome red-brick home once rang with the voices of local children, learning beneath the motto still carved above the doorway: God is Truth. With just two classrooms, it served a small gathering of pupils for many years.

Grade-II listed, The School House was home as well as workplace to its headmistress, with two classrooms for the village children, one of which is now the open plan family-dining kitchen on the first floor. Thoughtfully restored and reimagined as a welcoming family home, The School House retains its incredible sense of history while embracing modern living.

Like a page lifted from a sketchbook, The School House rises above the lane, its picket gate opening onto a neat pathway that leads to the elegant doorcase with lintel and pilasters, while day to day access can be found via the stable door to the side.





HOME COMFORTS

Step straight into the utility room, which also functions as a kitchen, where cream cabinetry and a range of appliances including a washing machine and oven, providing the essentials for cooking and completing the laundry.

Quarry tiled underfoot, the utility-kitchen leads through into the main lounge, where the original front door remains in situ. Wooden flooring underfoot harmonises with exposed beams in the high ceiling above. Warmth emanates from the log-burning stove, nestled within a carved fireplace as large sash windows draw in light from the garden.

From the lounge, continue through to the third bedroom, a comfortable ground-floor room with a fire surround and its own en suite, making it ideal for guests. With a utility room-kitchen also on this level and a second kitchen upstairs, the layout of The School House offers great flexibility: perfect for visiting family, multigenerational living, or even running a small Airbnb if desired - all while remaining one cohesive home.





SLEEP SOUNDLY

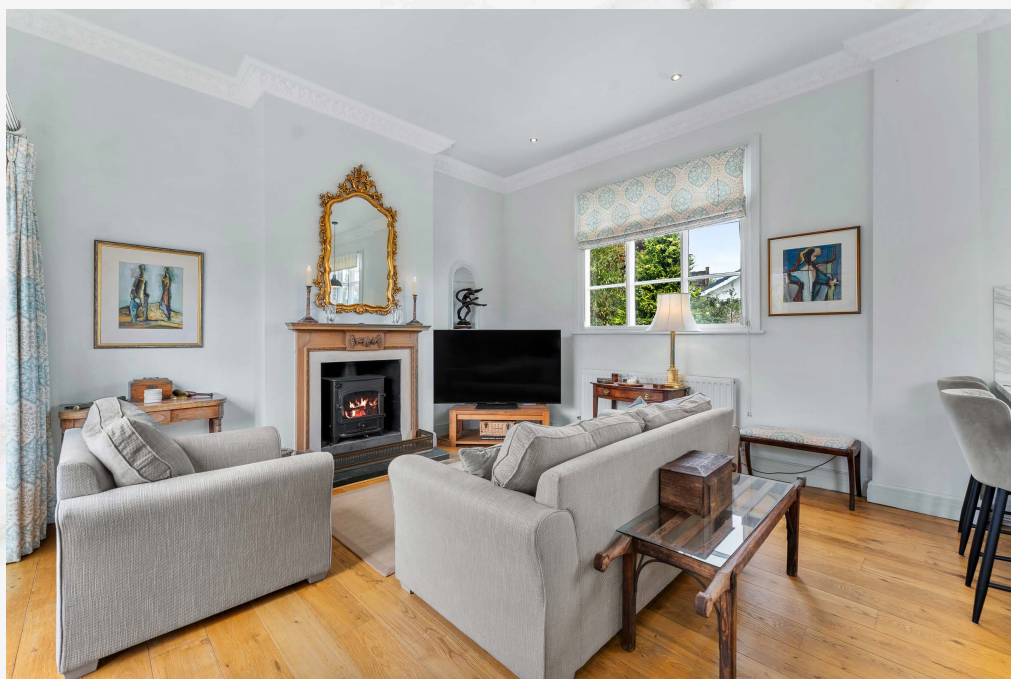


Stairs lead up from the ground floor, where a door can be locked off to provide private living on the upper floor. Turning left, carpeted in grey and featuring an ornamental fireplace, the first-floor bedroom brims with light, with a large sash window looking out over the quiet comings and goings of village life below.

Dressed in soft earthy shades, with built-in storage, the décor of this bedroom perfectly matches the third of the double bedrooms at The School House, next door. Another large sash window overlooks the view at the front, where the prayer steps serve as another reminder of the antiquity of this friendly Cheshire village.

Serving both bedrooms is a shower room with modern rainfall walk-in shower, wash basin and WC.





LIGHT-FILLED LIVING

Awash with light, the heart of the home is undeniably the enormous open plan kitchen-dining-living room, where the soaring ceiling features modern spotlighting. Pendant lights hang down above the breakfast bar, where there is seating for two.

Dressed in tones of eggshell and mossy light green, the cabinetry provides plenty of storage, furnished with induction hob, oven, microwave and new fridge freezer. Crisp granite-style worktops offer ample storage, while large windows and sliding doors invite the outdoors in; a log-burning stove pumps out warmth in winter months.

“It’s such a cosy home, with log burners on both floors. The layout is wonderfully flexible: perfect for guests, yet it all flows together as one.”





Filled with sun from late morning onwards, follow the rays around through the day, with a sheltered corner table perfect for evening drinks. Useful garden sheds, handy for tools and mowers, sit to the side, with parking available on Sapling Lane.



CHESHIRE COUNTRY GARDEN

Steps rise from the front garden to a gate in the Cheshire brick wall, leading into the rear garden, once the site of a large outdoor swimming pool, now reimagined as a private flagged courtyard. Designed by the current owner, the garden is brimming with established shrubs dating back to the 1970s, alongside newer planting, creating a divine spot for summer dining.





OUT AND ABOUT

Eaton offers all the hallmarks of a Cheshire village: a friendly community, welcoming neighbours and countryside walks right on the doorstep. Tarporley lies just a mile away, with its bustling high street of independent shops, wine bars, and cafés, along with excellent schools including Tarporley High. Eaton itself has a new primary school, while The Hollies farm shop and café bring a sociable hub to the area.

For leisure, golf courses surround the village, while Oulton Park provides annual resident passes to its race days. Polo, Chester Races, weddings and equestrian events also draw visitors, making the home well placed for Airbnb income and multigenerational living.

Commuting is convenient, with Liverpool and Manchester around 40 minutes by car, and good rail links from Chester and Hartford. The canal system nearby offers both scenic walks and the option to moor a boat. For everyday life or weekends outdoors, Little Budworth Common and local woodland walks are much-loved for dog walking and fresh air.

A home with heritage and happiness within its walls, often admired as one of the prettiest homes in the village, The School House blends historical character with everyday comforts.

“It is a joy to call The School House home.”

ASK THE OWNERS

Where do you go when you need...



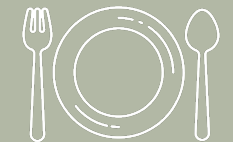
GROCERIES?

Co-op in Tarporley or The Hollies Farm Shop in Little Budworth



A WALK?

There are lots of local walks in and around Eaton and Tarporley



A BITE TO EAT?

Terrarium in Tarporley or The Fishpool Inn in Delamere



A DAY OUT WITH THE FAMILY?

Delamere Forest, Chester, Manchester or Liverpool



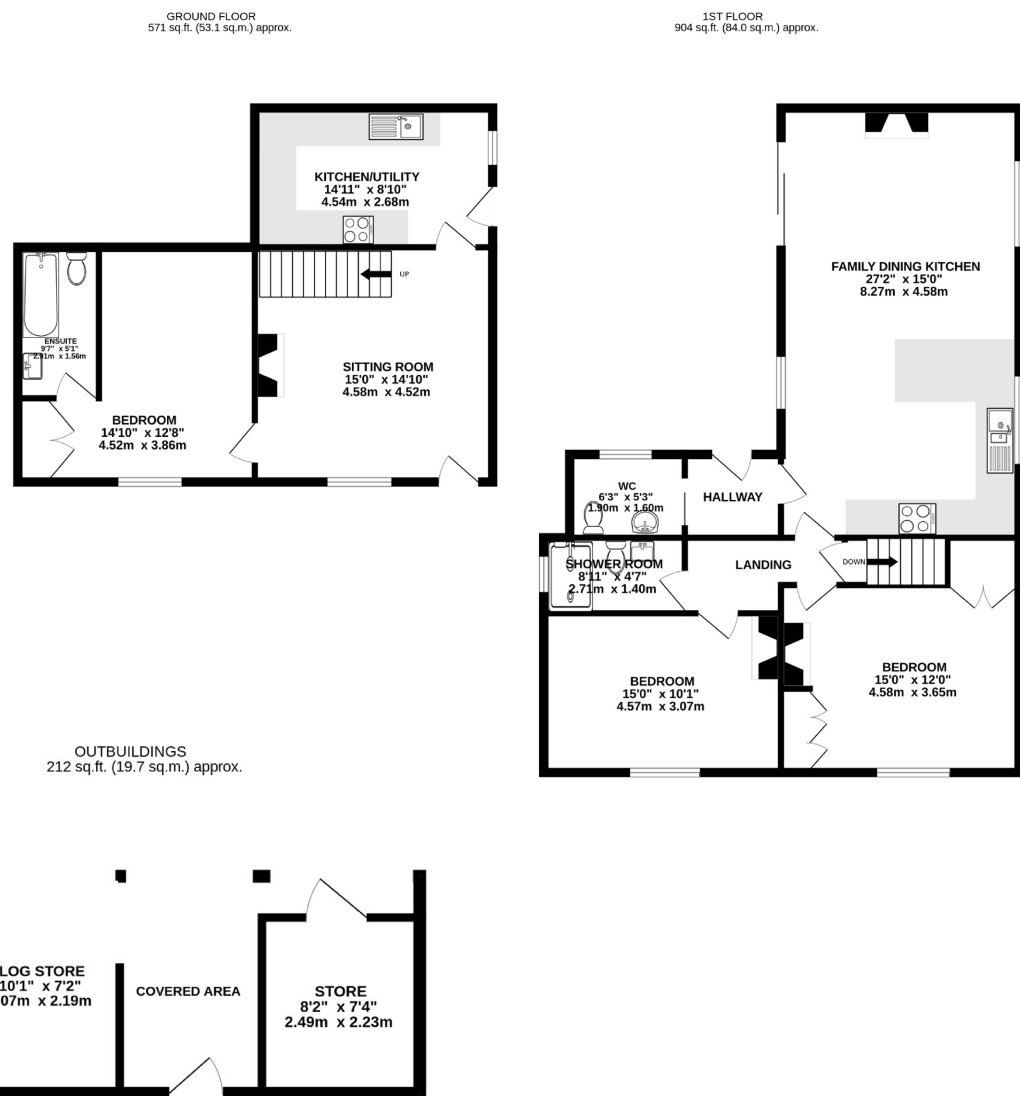
A LOCAL PUB?

The Fox and Barrel, Cotebrook



SCHOOL?

Eaton Primary School or Tarporley High School



TOTAL FLOOR AREA: 1688 sq.ft. (157 sq.m.) approx.
EXCLUDING OUTBUILDINGS: 1476 sq.ft. (139 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

- Grade II listed former village school, built in 1806 with original features and rich history
- Peaceful village-centre location beside Eaton's prayer steps and fingerpost, only a mile from Tarporley's vibrant high street
- 1476 square feet of internal living space
- Versatile layout, ideal for multigenerational living or Airbnb potential
- Large open plan kitchen-dining-living room with soaring ceiling, breakfast bar and sliding doors to the garden
- Three double bedrooms including flexible ground-floor guest room with en suite
- Private, sun-filled rear garden reimagined as a courtyard with established planting and seating areas
- Excellent local amenities including Eaton Primary School, The Hollies farm shop, pubs, cafés and countryside walks on the doorstep
- Convenient connections to Chester, Manchester, Liverpool and rail links, plus access to Oulton Park, golf courses and equestrian venues

SEE PHIL'S
VIDEO
TOUR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

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