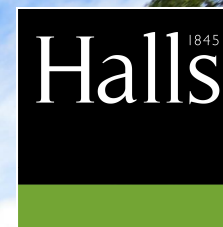


FOR SALE



Old School House & Old Grammar School Shrewsbury Road, High Ercall, TF6 6AE



FOR SALE

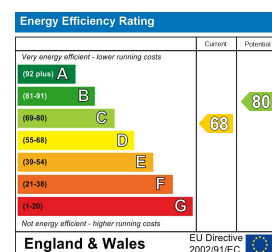
£2,000 Per Month

Old School House & Old Grammar School Shrewsbury Road, High Ercall, TF6 6AE

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



A delightful and most interesting detached former school house and Old Grammar School with versatile accommodation, including separate studio Annexe, beautiful lawned gardens, garage and parking, whilst located within the heart of a popular village and benefitting from convenient commuter access. In all about 0.25 acre.



01743 236 444

Shrewsbury Sales
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ
E: shrewsbury@hallsgb.com



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.

MILEAGES: Wellington 6 miles, Shrewsbury 9 miles, Newport 11 miles and Whitchurch 18.1 miles. ALL DISTANCES ARE APPROXIMATE.



4 Reception Room/s



5 Bedroom/s



4 Bath/Shower Room/s



- Two linked period properties easily combined
- Unique and versatile accommodation
- Lovely gardens and 2 patios
- Garage, Lean-to Workshop/Store
- Separate 1 Bed Studio Annexe
- In all about 0.25 acre

The adjoining OLD GRAMMAR SCHOOL could be opened out via the Old School House sitting room. This area of the property has been the home of a dependent relative and is particularly well proportioned with a double bedroom, shower room, kitchen, living room and garden/dining room which has access out onto its own patio and the main gardens.

For those seeking a separate living annexe to the main house, the property is unusually blessed with a wonderfully presented separate STUDIO ANNEXE, which has recently had a new fitted kitchen and shower room and has been redecorated. There is a garden area immediately adjacent. The Studio Annexe may also be of interest to those seeking a Home Office Suite, Therapy Rooms or a Hobbies area.

AN INTERNAL INSPECTION IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE VERSATILITY AND LAYOUT OF THIS FINE HOME.

ACCOMMODATION

RECEPTION HALL

With oak front entrance door having leaded lights. Oak flooring. Contemporary oak staircase rising to the first floor.

GUEST CLOAKS/BATHROOM

10'8 x 6'0
With oak effect tiled floor. Twin ended bath with centre mixed tap and hand attachment. Tiled splash. Wall hung wash hand basin. WC. Further part tiled walls. Ladder radiator.

SITTING ROOM

20'4 narrowing to 13'11 x 16'8
With oak flooring. Contemporary fireplace with feature twin aspect log burner (multi fuel) with Dining room.

STUDY OFF

7'8 x 5'1
With oak flooring and window aspect out onto the garden.

DINING ROOM

14'1 x 9'9
With oak flooring. Semi open plan aspect to:

KITCHEN/GARDEN ROOM

Kitchen Area
16'3 x 8'11
Amtico tiled floor. An extensive range of contemporary fitted kitchen units including granite work surfaces with upstand and built in one and a half bowl sink unit. Built in ELECTRIC SIEMENS 5 ring INDUCTION HOB with EXTRACTOR HOOD over. Built in ELECTRIC SIEMENS MULTI FUNCTION MICROWAVE OVEN. Built in ELECTRIC SIEMENS FAN ASSISTED OVEN. A generous range of coloured faced base and eye level units including cupboard and drawers and pan units. Fitted eye level double cupboards with up and over doors. Corner unit with twin carousel trays. Under unit lighting. Integral FRIDGE and integral SIEMENS DISHWASHER. Separate free standing tall PANTRY CUPBOARD.

Garden Room

12'6 x 11'2
With wraparound double glazed windows including twin French doors leading out to the patio and having views over the garden. TV point.

UTILITY ROOM

9'0 x 6'1
With Amtico tiled floor and space and plumbing for washing machine. Fitted worktop and eye level cupboard. Space for upright freezer unit. Integral door to Garage.

FIRST FLOOR LANDING

With oak flooring.

WASH ROOM

With oak flooring. Vanity unit with wash hand basin and tiled splash. WC.

INNER LANDING

With access to eaves storage space.

SHOWER ROOM

With tiled floor and walls, tiled shower cubicle with wall mounted chrome direct feed shower fitting.

BEDROOM 1

14'0 narrowing to 13'2 x 13'6
With fitted wardrobe range including two doubles and one single.

BEDROOM 2

11'2 x 10'0
With access to loft space.

BEDROOM 3

15'2 x 9'0
With access to loft space and double window aspect.

OLD GRAMMAR SCHOOL

ENTRANCE HALL

With oak flooring. Fitted worktop with cupboard. Space and plumbing for washing machine.

KITCHEN

9'10 x 9'0
With vinyl floor covering. Generous fitted worktop with built in corner twin bowl stainless steel sink unit. Tiled splash. Built in GAS HOB UNIT with INTEGRATED EXTRACTOR HOOD over. Built in ELECTRIC DOUBLE OVEN. Free standing BOSCH DISHWASHER. Range of matching pine base and eye level cupboards including drawer unit. Separate broom cupboard. Space for upright Fridge Freezer.

LIVING ROOM

16'1 x 11'4
With oak flooring. Attractive exposed brick fireplace with raised brick quarry tiled hearth.

DINING/GARDEN ROOM

11'3 x 10'11
With oak flooring. Wraparound double glazed windows including French door.

BEDROOM

16'0 x 10'7
With tile effect vinyl floor covering. Bedhead with fitted cupboards above and to the sides. Beside drawer units. Fitted wardrobe range including drawers, concealed TV stand and cupboards. Matching dressing table. Access to loft space.

LOBBY

Leading off the Living Room is a Lobby with airing cupboard containing factory insulated hot water cylinder and immersion heater.

WET/SHOWER ROOM

With tiled floor including drainer. Tiled walls. Wall mounted direct feed shower unit. Wall hung wash hand basin. WC. Chrome ladder radiator. Mirrored cabinet.

OUTSIDE

The property is approached over a recessed block paved entrance having ELECTRIC AUTOMATIC TWIN GATES onto a gravelled driveway and parking area. These areas provide access to both Old School House and Old Grammar School.

ATTACHED GARAGE

24'10 x 12'7 max
With ELECTRIC AUTOMATIC UP AND OVER ENTRANCE DOOR. Ample space to the rear for storage or hobbies area and having twin external doors. Open access to:

LEAN-TO WORKSHOP/STORE

23'1 x 6'4
With full length wraparound UPVC double glazed windows with polycarbonate ceiling. Belfast sink with cold water tap. External entrance door from the patio area.

STUDIO ANNEXE

This is located to the rear of the property adjacent to the Garage area and is self contained with access to the driveway. Comprising:

OPEN PLAN LIVING/DINING/KITCHEN

16'0 x 13'10 narrowing to 9'1
With oak effect laminate flooring. Modern wood grained worktop with built in sink unit and ELECTRIC INDUCTION CERAMIC HOB with built in ELECTRIC LOW LEVEL OVEN. Base cupboards and drawer. Access to loft space. Electric wall heater.

DOUBLE BEDROOM

16'0 x 7'5
With electric wall panel heater.

SHOWER ROOM

Oak effect laminate flooring. Wide tiled shower cubicle having contemporary panelled splash walls. Direct feed shower unit with rainhead. Vanity unit with wash hand basin and cupboard under. WC with concealed system.

ANNEXE GARDEN AREA

There is an ease of management artificial grass lawn, raised strawberry bed, trellis with climbing roses and shrubby beds.