



nick tart

The Old School, Church Preen

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Church Preen is surrounded by glorious countryside known as Ape Dale, which lies beneath Wenlock Edge, there is a Church, Primary School and a Village Hall. Much Wenlock is approximately 5.3 miles away and the County town of Shrewsbury together with the market town Bridgnorth are approximately equal distances of 12 miles away, nearby at Telford there is access to the M54 motorway and a rail link to London

The Old School was built in 1872 and designed by renowned British architect R. Norman Shaw, who also designed Preen Manor and Adcote school near Shrewsbury, the latter having similar features to The Old School. The property has featured on 'Escape to the Country' and in several magazines. The property also appears in the 'Vernacular Buildings of Shropshire' publication by Madge Moran. The owners have made many improvements including re-tiling and insulating the roof (2014) and adding secondary glazing.



The Old School is a handsome Grade II listed, converted School which features a timber framed gable and retains a wealth of period character. The property offers flexible accommodation which includes an entrance porch which opens to the hallway with quarry tiled floor, guest WC and basin. A door leads to the study/family room which has a cast iron fire surround with tiled cheeks on a raised hearth. There is a deep window with views to the front of the property. From the hallway the kitchen/breakfast room has an underfloor heated flagstone floor, space for a table and an island unit with an induction hob and electric oven below, a range of units and a double Belfast sink with mixer taps, electric two-oven AGA and a useful larder. Off the kitchen is a utility room with quarry tiled floor. There is a sink, drainer, plumbing for a washing machine and space for a fridge and freezer. There is a door to the garden and a self-contained annexe consisting of a bedroom, ensuite shower, small kitchen area and a glass door to the garden. Also leading off from the kitchen is the dining room which has a spiral staircase to a 1st floor study. From the dining room is the drawing room which has a vaulted full height ceiling with original windows and a woodburning stove, there is a mezzanine floor with a large gothic window offering views towards Wenlock Edge. A doorway opens to the original school porch and entrance door.

On the first floor are two double bedrooms with original fireplaces. The back bedroom has a range of purpose built wardrobes with hanging space and shelves. The family bathroom has wood panelling to the walls, slate tiled floor with underfloor heating and a large bow end bath with mixer taps and a shower with screen. There is a WC and wash basin with chrome frame and glass shelf.

Outside to the front is a driveway with parking for several vehicles. The front and side garden is mainly lawn with boundary hedges, there are mature shrubs and trees, a formal area with gravel pathways and inset bricks and clipped box. At the rear of the property is a sheltered, secluded seating area with rose pergola, fruit trees, vegetable garden, greenhouse and two sheds.

**Guide Price: £650,000**

**Directions:**

From Much Wenlock take the B4371 towards Church Stretton. Continue following the signs for Church Preen until you come to the crossroads where you go straight over. The property is on the right hand side next to the village primary school. The postcode is SY6 7LH.

**Services:**

Mains water. Electricity. Electric AGA. Private drainage (shared with the school). Oil fired c/h; Fibre broadband.  
EPC – N/A, property is listed.  
Council Tax band F.



Approx Gross Floor Area = 2033 Sq. Feet  
= 188.8 Sq. Metres

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For illustrative purposes only. Not to scale.



**Anti-Money Laundering & Proceeds of Crime Acts:** To ensure compliance with the Anti Money Laundering Act and Proceeds of Crime Act: All intending purchasers must produce identification documents prior to the memorandum of sale being issued. If these are not produced in person we will require certified copies from professionals such as doctor, teacher, solicitor, bank manager, accountant or public notary. To avoid delays in the buying process please provide the required documents as soon as possible. We may also use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request. We will also require confirmation of where the funding is coming from such as a bank statement with funding for deposit or purchase price and if mortgage finance is required a mortgage agreement in principle from your chosen lender.

**Important:** We take every care in preparing our sales details. They are carefully checked, however we do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc. Photographs are a guide and do not represent items included in the sale. Room sizes are approximate. Do not use them to buy carpets or furniture. Floor plans are for guidance only and not to scale. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries, rights of way or compliance with local authority planning or building regulation control. You must take advice of your legal representative. Reference to adjoining land uses, i.e. farmland, open fields, etc. does not guarantee the continued use in the future. You must make local enquiries and searches.

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