



The Old School House, Yockleton, Shrewsbury

A handsome period property with lovely private gardens in the pretty village of Yockleton, only a short distance from Shrewsbury

Summary of accommodation

Ground Floor - Entrance Hall | Sitting room | Dining room | Kitchen/breakfast room
Snug/Study | Utility room | Cloakroom

First Floor - Four double bedrooms (two en suite) | Family bathroom

Gardens, grounds and outbuildings - Double garage | Garden store | Shed
Greenhouse


Distances


Shrewsbury 6.7 miles, Chester 44.9 miles, Birmingham 53 miles
(Distances approximate).


Location

The Old School House occupies a rural setting within a quiet hamlet, just outside the village of Yockleton, approximately 7 miles west of Shrewsbury, surrounded by lovely open countryside and with far reaching views in all directions.

The nearby County Town of Shrewsbury offers a fine selection of shops and restaurants along with excellent recreational and educational facilities. Several highly regarded preparatory and public schools are also close by including Prestfelde, Shrewsbury School, Shrewsbury High School for Girls, as well as a number of popular state schools. Road links are good with the A5/ M54 providing access to Telford, Birmingham and the national motorway network. There is a national train station at Shrewsbury.


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EPC



The Old School House

The Old School House is a handsome village house found on the outskirts of Yockleton, only a short distance from the county town of Shrewsbury. The property has an excellent range of accommodation over two floors and has provided a wonderful family home for the current owners. Converted to a thoughtful design, The Old School House retains some fantastic traditional features.

The kitchen breakfast room is beautifully appointed with a range of fitted units and integrated appliances. Across the hallway is a useful utility room and a space for coats and boots. The generous sitting room has a log burning stove and French doors out to a lovely, flagged seating area. A set of double doors lead into the more formal dining room. A snug/home office is found beyond a second bright and airy inner hallway; this room has views over the rear gardens. A WC completes the ground floor accommodation.

The principal bedroom has an en suite bathroom and lovely views toward the village church.

A guest bedroom is found at the opposite end of the property with views over the front gardens and open countryside beyond; this room also has an en suite bathroom. There are two further bedrooms, both with high pitched ceilings and feature beams, along with a family bathroom.

Gardens, grounds, and outbuildings

The Old School House has a large tarmacadam driveway with parking for a number of vehicles. A double detached garage stands away from the property on the Northern boundary, with a useful attached garden store and shed.

There are wonderful seating areas on three sides of The Old School House, providing private spaces for al fresco dining. There is a generous flat lawn to the rear bordered by panel fencing.

Property information

Tenure Freehold.

Services Mains gas central heating, water, electricity and drainage.

Local authority Shropshire Council.

Council Tax Band C.

Agents Note The ownership of the access is shared three ways between The Old School House, the Church and the Church Hall. Please ask the agents for further information.

Viewings All viewings must be made strictly by appointment only through the vendors' sole selling agents, Knight Frank.

Directions (Postcode SY5 9PQ)

From the Shrewsbury by-pass take the B4386 signposted to Montgomery. After 3.5 miles, pass through Yockleton and upon exiting the village, find a fingerpost indicating a right turn to The Church. Turn up this lane and the property can be found on the right-hand side.

What3words

acted.wacky.idealist





Approximate Gross Internal Floor Area

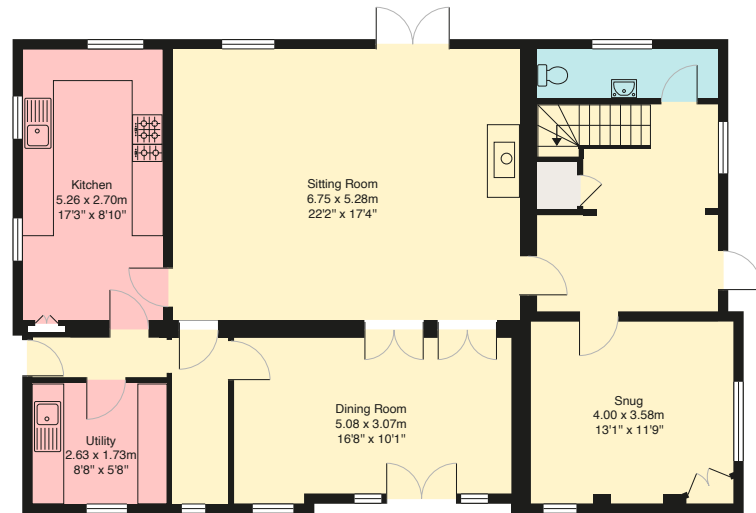
Main House: 2,190 sq ft / 203 sq m

Garage & Garden Store: 400 sq ft / 37 sq m

Total Area: 2,590 sq ft / 240 sq m

This plan is for guidance only and
must not be relied upon as a
statement of fact.

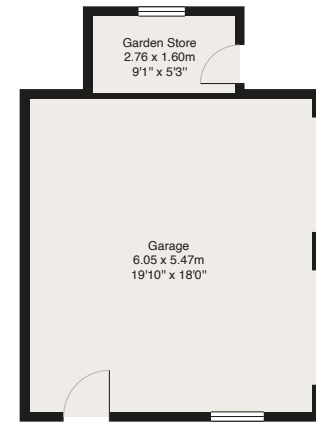
Attention is drawn to the important
notice on the last page of the text of
the Particulars.



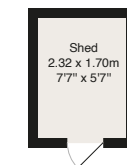
Ground Floor



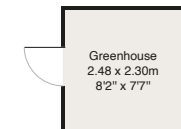
First Floor



Garage



Wooden Shed



Greenhouse

Knight Frank Shrewsbury

9 College Hill

Shrewsbury

SY1 1LZ

[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more

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