



The Old School House
Stow, Lincoln

BROWN & CO



The Old School House, Stow, Lincoln

The Old School House is a spacious, detached (but not isolated) family home which occupies a generous plot on a quiet lane in the sought after village of Stow. The property benefits from a large outbuilding which was formerly the village school and which is currently used as a garage/ workshop. It has also been used as the village hall, a table tennis room, a children's play room, a music room and a venue for a wedding reception. It has previously had planning permission for change of use to a dwelling, but this has now lapsed.

The property offers some 3,215 sq ft of spacious and versatile accommodation, including an entrance hall, sitting room, dining room/lounge, study, utility, WC and kitchen with pantry on the ground floor. A master bedroom with en-suite and three further double bedrooms together with a family bathroom are located on the first floor. The fifth double bedroom (with en-suite) is located on the ground floor and has a separate entrance to the main house. Although currently used as a bedroom it has previously been used as a Granny Annex, a study and a music room. It is perfectly designed and located for someone to run a business from (subject to the relevant permissions) as visitors would not have to enter the house.

Outside the property is a driveway which leads to a brick built double car port with a storage room and to the current garage (the former school). The property has a generous fully enclosed lawned garden to the front, and a smaller grassed garden and paving to the rear.



ACCOMMODATION

Ground Floor

Entrance Hall

Entrance door, double glazed window to front, stairs rising to first floor, radiator.

Sitting Room

Double glazed sash window to front, working fireplace, radiator.

Study

Double glazed windows to side and rear, radiator.

Lounge

Double glazed window to front, wood burning stove inset to fireplace, radiator.

Kitchen

Double glazed windows to front and rear, drainer sink inset to worktop, base and eye level storage units, spaces for range cooker, fridge freezer and dishwasher, breakfast bar, tiled splash backs, pantry, tiled flooring, radiator.

Utility

Double glazed window to rear, drainer sink, worktops, base level storage units, spaces for washing machine and tumble dryer, tiled splash backs, wall mounted boiler, tiled flooring, radiator.

WC

WC, wash basin, radiator.

Conservatory Hallway

Entrance doors to front and rear, doors accessing bedroom 5, kitchen and garage / workshop.

Bedroom Five/Study/Office

Double glazed window to front, radiator, base and eye level storage units.

En-Suite

WC, pedestal wash basin, shower cubicle, radiator.

Garage / Workshop

With electric roller door to front this room which was the old village school offers huge potential for conversion for a variety of uses, or to continue using as an excellent storage area.

First Floor

Landing

Double glazed window to front, airing cupboard, storage cupboard, loft access

Bedroom One

Double glazed sash windows to side and rear, built in wardrobes, radiator.

En-Suite

Double glazed windows to side and rear, WC, pedestal wash basin, shower cubicle, bath, radiator, tiled flooring and walls.

Bedroom Two

Double glazed sash window to front, fitted wardrobes, radiator.

Bedroom Three

Double glazed sash window to front, feature fireplace, radiator.

Bedroom Four

Two double glazed sash windows to front, two radiators, loft access.



Bathroom

Double glazed windows to side and rear, WC, vanity wash basin, shower cubicle bath, radiator.

Outside

The property is accessed via a large driveway which leads to both a covered car port and the large garage / workshop. To the front is a generous and enclosed lawned garden whilst to the rear is a smaller, fully enclosed, garden with a grassed area, rose garden, paving and a pond.

Broadband & Mobile

We understand from the Ofcom website there is likely mobile coverage from EE, O2, Three and Vodafone. We understand from the Ofcom website that standard, superfast and ultrafast broadband is available at this property with a max download speed of 1000 Mbps and an upload speed of 1000 Mbps.

Council Tax

Band E

Buyer Identity Check

Please note that prior to acceptance of any offer, Brown&Co are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted.

Tenure & Possession

Freehold and for sale by private treaty.

Agent

James Drabble

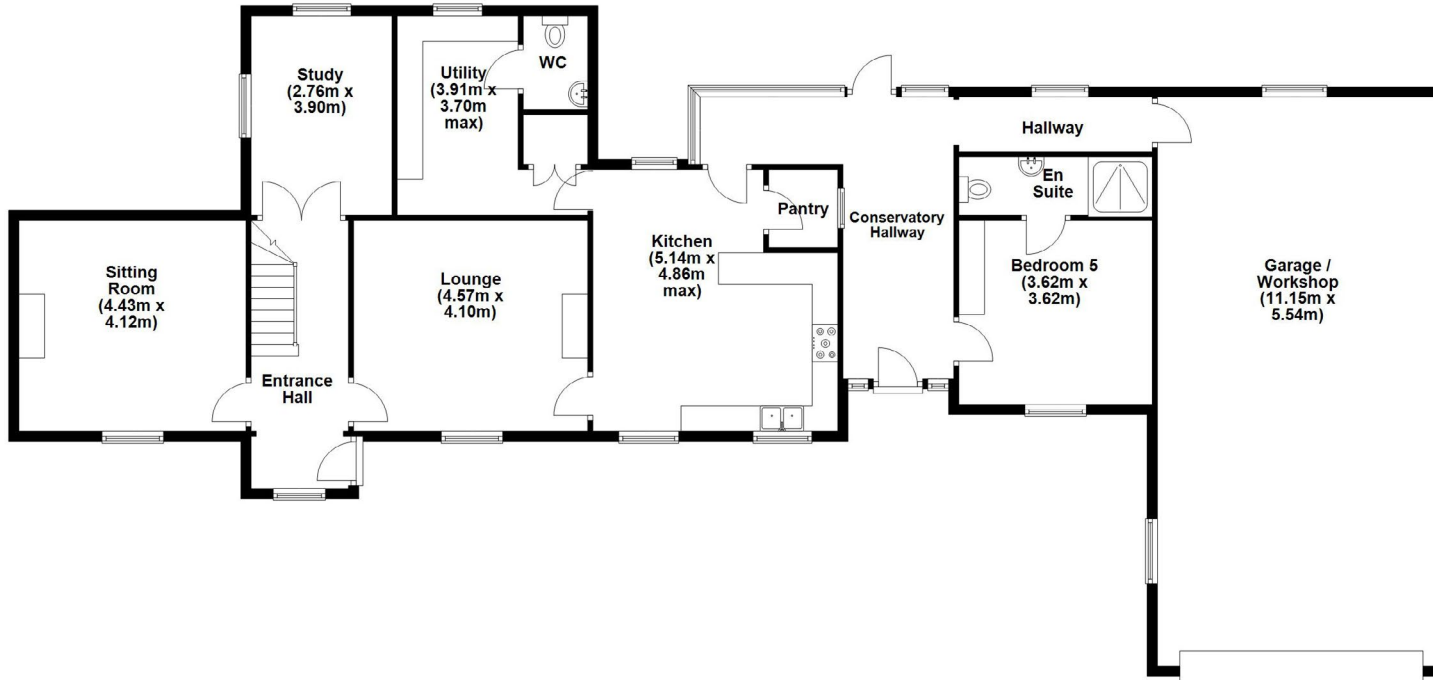
01522 504304

lincolnrresidential@brown-co.com



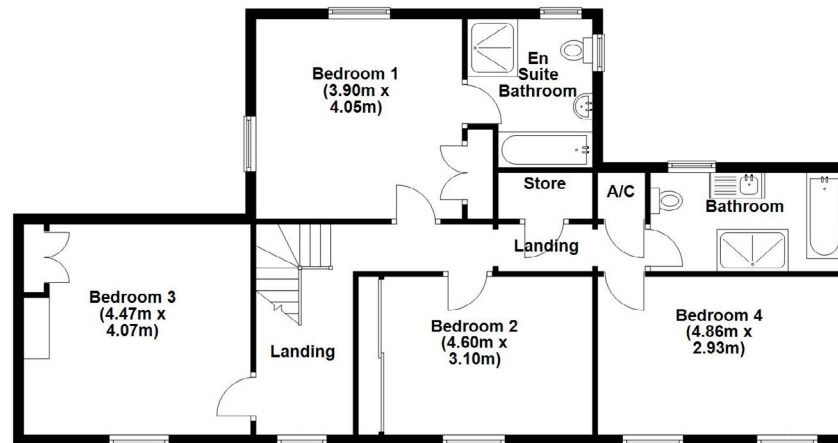
Ground Floor

Approx. 201.6 sq. metres (2168.6 sq. feet)



First Floor

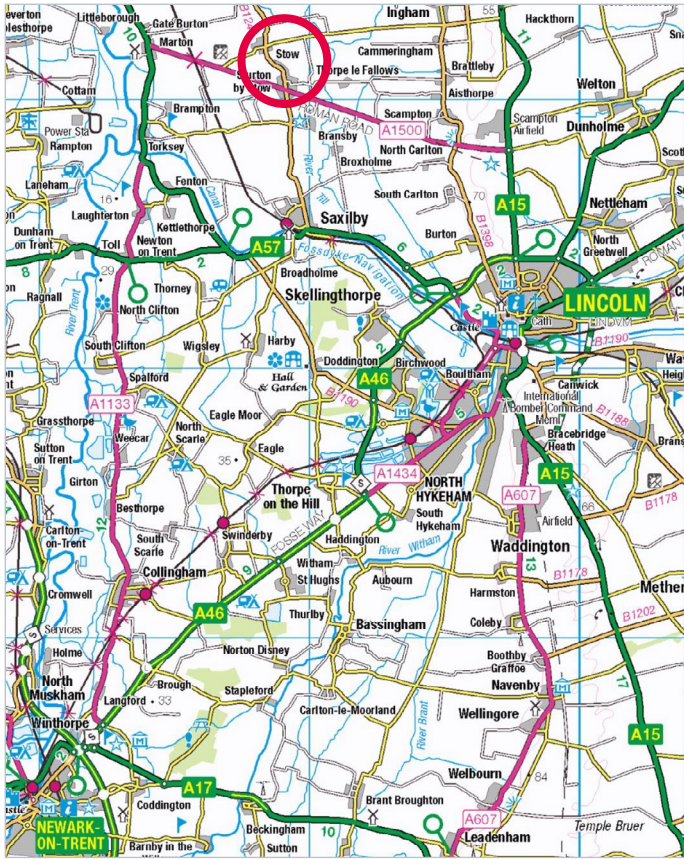
Approx. 97.3 sq. metres (1046.9 sq. feet)



Total area: approx. 298.7 sq. metres (3215.5 sq. feet)

While every attempt has been made to be as factual as possible, the dimensions noted, actual sizes, location of doors and windows are all approximate and are to be used as a general guide only. This plan is not to be relied upon for scale or accuracy.
Plan produced using PlanUp.





Energy performance certificate (EPC)

9 School Lane Stow LINCOLN LN1 2DG	Energy rating D	Valid until: 19 October 2035 Certificate number: 9370-2080-8500-2725-5505
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Property type Detached house
Total floor area 217 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

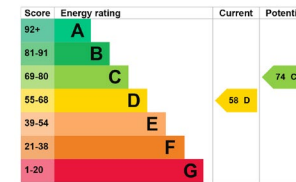
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



Directions - LN1 2DG

From A15 follow the A1500 Tillbridge Lane until you reach a right hand turn onto the B1241 Stow Road. Continue until you reach right onto Ingham Road. Then turn left onto School Lane and the property is on your left.

<https://what3words.com/adjuster.delved.patrolled>

IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission or mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092.

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