



Park Lane Old Park Telford TF3 4TG

Offers in the Region Of £699,995

Having seen many beautifully restored churches in my time I have to say that The Old school House is close to my heart as from a tiny child it was my Chapel. The School Room was where we did our scripture exams, practiced for Sunday school anniversaries, had parties, village fetes and choir practice. No graveyards here, pure happiness and for many the local hub of activity for the village of Old Park. Old Park, a lovely place to live and a location that feels separate from the world yet close to everything, Transport links, leisure and shopping. Village green, local park with lake set amongst mature trees and providing a haven for wildlife and plenty of walks for our four-legged friends or running paths for the sportier. Old Park is full of individuality in the house styles here and with only one road in and out it retains its village style and sense of uniqueness. The Old School house beckons because when you mix the old and the new you can create an atmosphere unlike no other. So, from the hi-tech to the original church plaque, it just works! You must view and see if you fall in love too.

- Hidden away gem in the old Village of Old Park
- Six bedrooms and beautiful bathroom and an en-suite
- Two bed annex - Airbnb opportunity
- EPC C CTAX D
- Beautifully restored Methodist Chapel
- Three reception rooms all delightful
- Gardens and parking

Entrance Porch and reception hallway

The final turning on the left-hand side of Park Lane brings you to what locals called Hill Top Chapel. Turn onto the driveway and you will see the chapel and then further along the driveway are the School Rooms. Attractive fences to the boundaries are a feature, parking spaces and a gate with letter box to welcome you into the gardens. The substantial gunmetal grey door with side glazing and three box window design stands well against the brick work and enhances the three arched windows. The porch leads into this spacious hallway which is ideal for welcoming guests, wooden floors, two light fittings and attractive grey radiator, with a brick surrounded grey window overlooking the garden.

Lounge/Diner 24' 11" x 19' 4" (7.59m x 5.89m)

Double doors lead from the hallway into a flowing room giving space and coziness a difficult thing to achieve but we have here, the first part is a gorgeous lounge area with a feature brick fireplace using original bricks with inset log burner effect fire, a place for a large TV above giving an in keeping media wall. Beautiful large wooden beams with matching doors and skirting boards. The L shaped design flows into the dining area with same features as before and an inset wooden lintel over again double doors to the snug. Grey feature panel radiators.

Kitchen 21' 8" x 12' 10" (6.60m x 3.91m)

Continuing the grey colouring this substantial kitchen with its feature brick tiling, grey window overlooking garden and a cooks dream of clean lines with two ovens, extractor hood, large pantry, space for a fridge freezer, washing machine and dryer and a beautiful Coalbrookdale fire surround used just for design feature but buyers could check if the chimney space could be reopened. Laminate flooring.

Family Snug 14' 9" x 12' 10" (4.49m x 3.91m)

I like this room, settle down with popcorn and relax by a log burner in a feature brick wall, wooden laminate flooring and set up as a cinema room. Would also make an ideal office if you work from home. Wooden door to w.c.

Stairs and landing area 19' 4" x 12' 6" (5.89m x 3.81m)

Having come up the stairs you will be reminded by a little of the buildings past commemorating the 1903 Jubilee of the Church. Tall ceilings with roof light and original A frame structural supports. The right light fitment beaming sunlight over the white walls and doors to the four bedrooms and the bathroom. Also, stairs to two separate loft rooms - could be bedroom, office or gym or simply storage.

Main bedroom with en-suite

A huge room to enjoy with wardrobes, containing an extra walk-in wardrobe pleasing decor, roof lights, grey radiator and a most beautiful en-suite with feature brick arch, white radiator, vanity suite with wash hand basin and shower.

Three further bedrooms in the main house

All have room for double beds all with roof lights. I have listed them below for sizing:-

Bedroom 2 16' 1" x 10' 10" (4.90m x 3.30m)

Bedroom 3 15' 5" x 12' 6" (4.70m x 3.81m)

Bedroom 4 19' 5" x 12' 6" (5.91m x 3.81m)

Main Bathroom

A beautiful white claw foot stand-alone bath, and a large walk in wet room shower, with beautiful large shower head, attractive features, wooden beams and quality fittings throughout including white sink and w.c. Shaped ceilings make this a lovely place to relax with candles and a book to chill.

The Annex

A lovely hard carved ornate reclaimed door from an old rectory has been put into service here to make a grand entrance into the self-contained annex.

The Annex Kitchen/Lounge Area 26' 3" x 13' 1" (8.m x 4.m)

Open plan and with excellent design this feature of the house is lovely. Attention to detail throughout including using reclaimed brick and roof tiles, lovely bi-fold doors to garden and sitting areas. Kitchen area with grey units, oven extractor hood and half glazed door to pathway around the house, room for table and chairs. Lounge area with media wall, bookshelf feature. Simply cozy.

Understairs Office

Tiny little office just the job to avoid clutter.

Annex Bathroom

Good sized bathroom with a large walk-in shower tall ladder radiator, white sink in white gloss vanity unit and stylish w.c. Roof window and attractive flooring, door and finish.

Annex Main Bedroom (5) 13' 6" x 10' 10" (4.11m x 3.30m)

Again, super room tastefully decorated. Gorgeous balcony for that early morning cuppa or just to listen to the birds whilst thinking about getting started.

Annex Bedroom (6) 12' 10" x 12' 6" (3.91m x 3.81m)

Another good-sized bedroom with Velux roof window again pleasing décor.

Gardens

Lovely gardens with plenty of places to sit, many mature shrubs and mature trees surround. Lawn, graveled areas and lovely timber bench seats to sit around a night time barbecue. To the side is a raised flower bed, pathway around, a place to hide the bins and also the back door into the annex kitchen and one to the Snug.

Don't forget the energy saving solar panels. Details and forecast can be provided by the owner, as well as the income from the annex when used as an Airbnb. A house with an income. How satisfying!



Energy performance certificate (EPC)

The Old School House
Park Lane
Old Park
TELFORD
TF3 4TG

Energy rating

C

Valid until: 30 September 2031

Certificate number: 2180-6350-4090-4195-9705

Property type

Semi-detached house

Total floor area

347 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 C. It has the potential to be C.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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