



The Old School House

WALTON & HIPKISS

Established 1929

Premier Homes

**The Old School House,
Walton Pool Lane, Clent, DY9 9PJ**





Built in 1886 and steeped in history as was the home of the former Headmistress and Headmaster of The School House and built by the Durant family of Clent Hall and which had been owned by Clent Church up until 2015. This unique residence has been refurbished to a high standard by the present owner which includes new central heating boiler, double glazed windows, new kitchen and bathroom and redecoration throughout.

We cannot emphasize enough the need to view this exceptional property and which accommodation comprises:- Porch leading through to open plan comprehensive Dining Kitchen, utility area, downstairs fitted cloakroom, Sitting Room with spiral staircase leading to first floor which leads to Master Bedroom with Wash Room, Further Bedroom and super re-fitted House Bathroom. A further spiral staircase leads off the landing with doors leading off to a guest bedroom/hobbies room/study and an additional wardrobe plus storage.

Outside: Electric Gates lead to ample parking, front door and gate to rear garden which consists of a brick built orangery with power and light, astro turf and patio area.

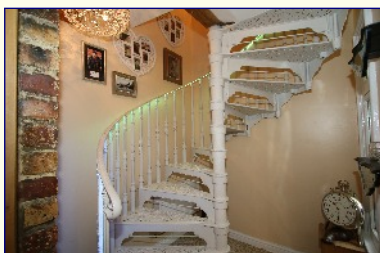
Briefly the accommodation comprises:-

HALL:

Stained leaded glass windows, panelled radiator, ceiling light point, door leads to:-

SITTING ROOM:

Unique double glazed windows to side and front, two panelled radiators, skirting, power points, feature open fireplace, decorative coving, ceiling lights and spiral staircase leading to first floor accommodation.





OPEN PLAN DINER/KITCHEN:

Tiled floor, windows to the side elevation, wood burner set on hearth with mantle over, wall mounted TV aerial point, decorative coving to ceiling, wall radiators, power points, halogen spot lamps to ceiling, The kitchen benefits from a comprehensive range of drawer, wall and base units, obscure window, Aga cooker, dishwasher, Belfast style sink, plate rack, cupboard housing Glow-Worm boiler and microwave, complementary splash back tiling, breakfast bar, beams to ceiling, archway leads through to:-

UTILITY:

Obscure window to the rear, panelled radiator, space for washing machine, 1½ single drainer, cupboards, splash back tiling, space for American style fridge freezer, Velux windows, spot lamps to ceiling, door leads out to:-

FITTED CLOAKROOM:

Obscure window to the side, being part tiled, vanity wash hand basin, low flush WC and light point.

FIRST FLOOR

LANDING:

Velux double glazed window, storage, wall lights, door leads into:-

BEDROOM 1:

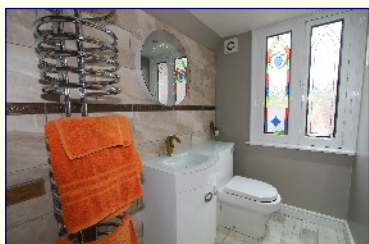
Part stained and leaded double glazed window, panelled radiator, power points, spot lamps to ceiling, ornate fireplace and wardrobe.

EN-SUITE WASH ROOM:

At the time of print the WC and wash hand basin are being installed but would be completed prior to any exchange of contracts.

DRESSING ROOM/STORAGE CUPBOARD

Velux window, lights and coat hanging rail.





BEDROOM 2:

Part leaded and stained double glazed windows, panelled radiator beneath, ornate fireplace, spot lamps to ceiling and storage cupboard ideal for wardrobe.

HOUSE BATHROOM:

Obscure stained window to the side elevation, vanity wash hand basin with storage, wall hung WC, circular chrome heated towel rail, Victorian style bath with shower and shower curtain rail, being part tiled, extractor fan.

SECOND FLOOR LANDING:

Spiral staircase leads up to third floor, wall radiator, spot lamps to ceiling, power points and storage cupboard.

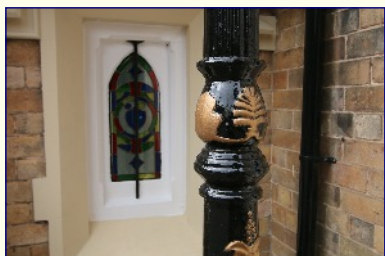
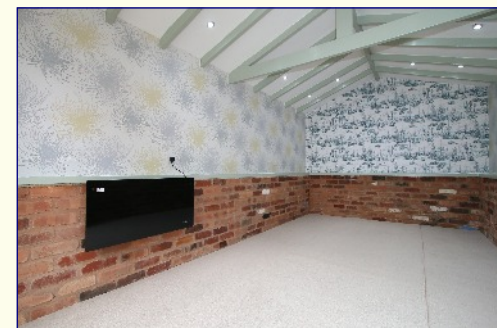
DRESSING ROOM/STORAGE ROOM:

Restricted Height

Velux window, lights and power points and clothes rail.

OUTSIDE:

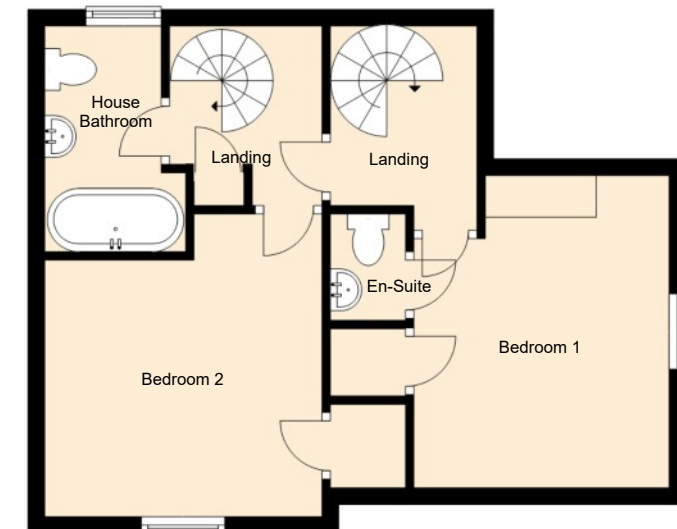
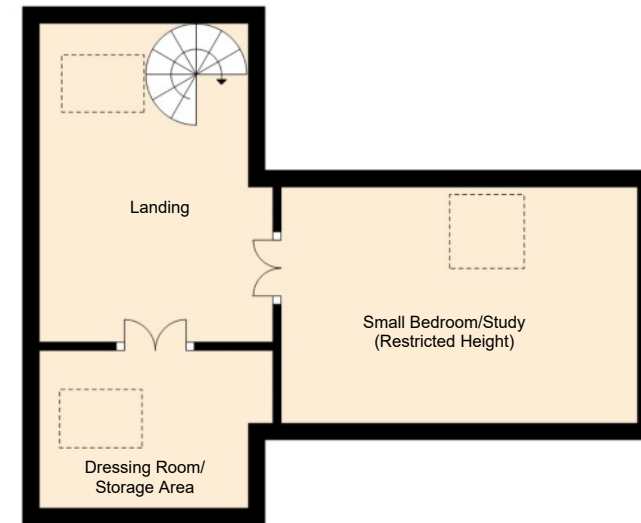
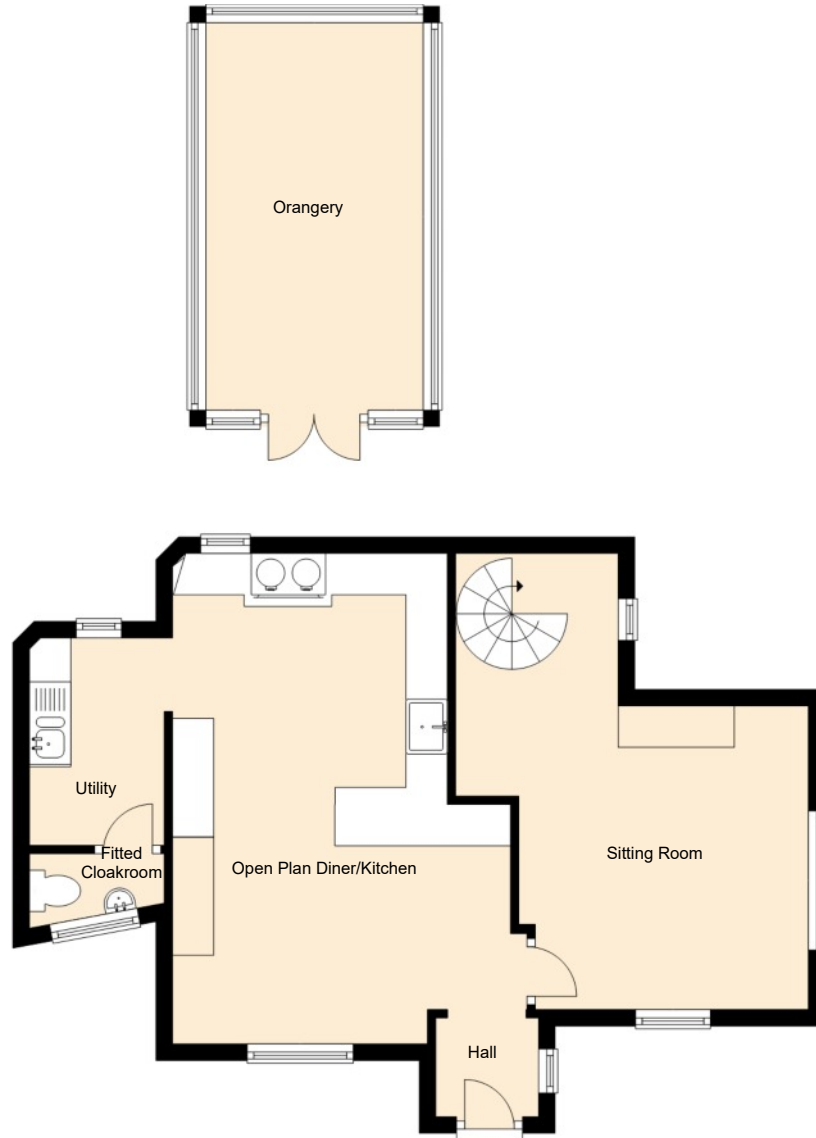
Being approached via electric gates which leads to parking and front door. Arched wooden gate leads through to garden area which has a brick built garden Orangery with power, light and plumbing and will have astro turf to make this a courtyard haven. (Work still be carried out to the orangery and garden but will be completed prior to any exchange of contracts).



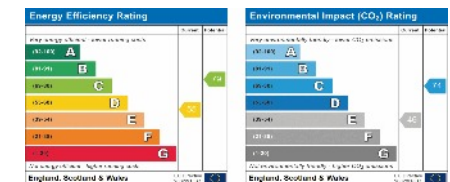


Approximate Sizes :

SITTING ROOM:	16'7" max x 10'9" max
KITCHEN/DINER	19'4" max x 14'3" max
UTILITY:	8'3" x 6'1" max
BEDROOM 1:	12'0" max x 11'0" max
BEDROOM 2 :	11'8" max x 10'0" max
BEDROOM 3 :	14'9" max x 5'1" restricted height
BATHROOM:	8'8" max x 4'5" max



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