

ROUNTHWAITE & WOODHEAD

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THE OLD SCHOOL, FLATTS LANE, WOMBLETON, YO62 7RU

An interesting former village school conversion offering substantial living accommodation and occupying a desirable plot with further potential

Entrance

Kitchen

Sitting Room

Utility

Study

5 Bedrooms

Shower Room

Garage & Parking

Useful Outbuildings

Gas Central Heating

Double Glazing

EPC Rating: D

GUIDE PRICE £450,000

Also at: Market Place, Pickering Tel: (01751) 472800 & 53 Market Place, Malton Tel: (01653) 600747
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www.rounthwaite-woodhead.co.uk

Description

Wombledon's former village school was built in 1913 but it no longer houses a classroom of young scholars for during the 1980's it was converted into the dwellinghouse you see today. Situated along Flatts Lane on the eastern fringe of the village, the property displays all the external features one would expect including the old school bell still in situ, the playground and even the girls and boys outside toilets now tidily converted into a useful workshop and garden stores with water and drainage connected.

As part of the 1980's conversion the classroom to the north was converted into 3 bedrooms plus a study (previously used as a dining room) and the vast sitting room with its high ceiling, original timber floor, moulded architraves and 'Wilk's Sliding Partition' has quite clearly been the principal classroom in its day. Heating is via a mains gas boiler newly installed in April 2025 plus a coal effect gas fire in the sitting room. Windows are double glazed and a number of them were replaced in 2016 with uPVC frames. An extension to the original building was added approx. 25 years ago to create additional living space along with an integral garage with front & back, up and over doors.

Within the curtilage is a lawned garden including a lean-to greenhouse and productive fruit trees. With some creative landscaping and to make best use of the space, the old school playground could be made into a wonderful garden and planting area.

There is huge potential with this property, for reconfiguring or simply refurbishing and it will no doubt appeal to those keen for a manageable project within a building that historically, has such strong connections to the village.

General Information

Services: Mains water, electricity and gas are connected. Connection to mains drains. Gas central heating.

Council Tax: We are informed by Ryedale District Council that the property falls in band E.

EPC: Rating D

Tenure: We are advised by the vendor that the property is freehold and that vacant possession will be given upon completion. There is no onward chain.

Viewing Arrangements: Strictly by prior appointment through the Agents: Messrs Rounthwaite & Woodhead, 26 Market Place, Kirkbymoorside. Telephone: 01751 430034

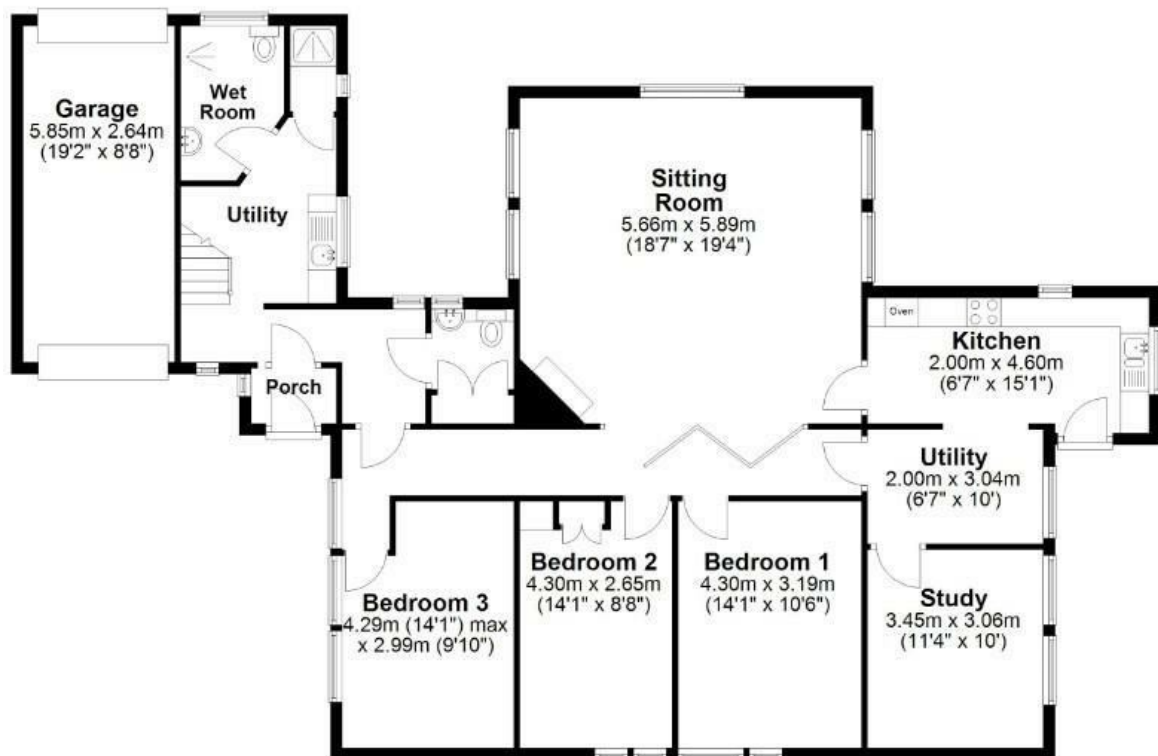
Wombledon is a popular village of both modern and traditional style houses and cottages, located just off the main A170 Thirsk to Scarborough road approximately 2.5 miles to the west of Kirkbymoorside. Wombledon has a good dining pub, an active Village Hall, sports field and tennis court. There is a bus service to Kirkbymoorside and Helmsley both of which have a weekly market, a variety of shops, good eateries and other recreational facilities. The award winning Beadlam Grange Farm Shop on the way to Helmsley provides the ultimate farm shopping experience and is handy for those every day essentials. In the nearby village of Nawton there is a reputable infant school as well as Ryedale Comprehensive school that received 'Outstanding' status in its 2023 Ofsted report.



Accommodation

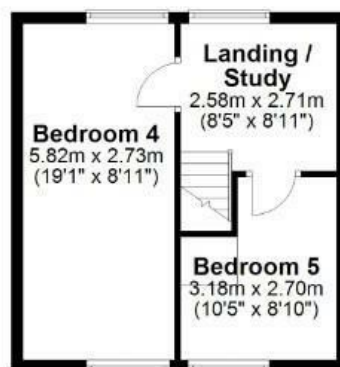
Ground Floor

Approx. 160.2 sq. metres (1724.1 sq. feet)



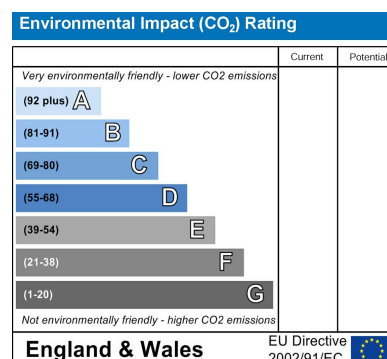
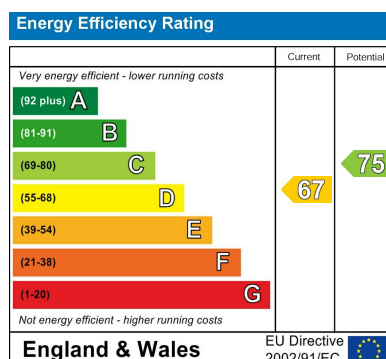
First Floor

Approx. 37.1 sq. metres (399.4 sq. feet)



Total area: approx. 197.3 sq. metres (2123.5 sq. feet)

The Old School, Wombledon





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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside
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