



The Old School Hall School House Lane, Abbots Bromley
Abbots Bromley WS15 3BT

Downes & Daughters
ESTATE AGENCY

The Old School Hall School House Lane, Abbots Bromley Abbots Bromley WS15 3BT Price £600,000

A thoroughly impressive Victorian school conversion, originally built in the mid 19th Century in front of The Old Schoolhouse as a 'new' boys' school, with the attractive detail in the brick work echoing the style of the earlier Richard Clarke First School. Converted to a dwelling in 1995 with its final 'official role' being the school canteen, this delightful dwelling has more recently been further improved by the current owners to the flexible family home we see today. With many original features being preserved such as: parquet floors, original oak door and exposed timber frame, some attractive external stone work and the high ceilings subtly reminding you of its former life. All tastefully blended with a few more contemporary twists. Original stone steps lead to the attractive entrance hallway with an original oak door opening to the double aspect sitting room with log burner and stone surround. The bespoke kitchen diner has a central island, large pantry and doors to the rear garden and the central dining room looks up to a wonderfully elegant split gallery landing. The ground floor is completed with a second double aspect living room also with a log burner, a utility room with side access and a useful ground floor shower room. Upstairs continues to remind you of the previous uses of the building with a beautifully preserved timber frame, vaulted ceilings and glimpses of the external stone work through the windows. Three separate landing spaces provide useful storage cupboards and wardrobes, the principal bedroom suite boasts a dressing area and en suite WC, and the three further bedrooms are served by a luxury family bathroom. Externally the south facing and wonderfully private rear garden has been professionally landscaped, the detached garage has a dedicated office or gym space above and private parking is found both in front and behind the large timber gates.

Viewing is essential to appreciate the exceptional nature of this delightful family home.

GROUND FLOOR

Entrance Hallway • Original Oak Door Opening To Double Aspect Sitting Room With Parquet Floor & Log Burner With Stone Surround • Double Aspect Kitchen Diner With Central Island, Pantry, Amtico Floor & Double Doors To Rear Garden • Central Dining Room With Parquet Floor • Rear Double Aspect Living Room Also With Log Burner With Stone Surround • Useful Utility & Boot Room With Side Access • Modern Ground Floor Shower Room

FIRST FLOOR

Elegant Split Gallery Landing Looking Down To The Dining Room • Second Landing Space With Storage Cupboard • Principal Bedroom With Dressing Area & En Suite WC • Luxury Family Bathroom • Bedroom Two • Third Landing Space With Storage • Bedroom Three • Bedroom Four

OUTSIDE

Original Stone Step Approach • Stylishly Planted Front Garden • Gated Side Access • Double Timber Gated Vehicular Access To... • Beautifully Landscaped Partially Walled South Facing Rear Garden • Neat Lawns & Recently Laid Patio Seating Areas • Established Raised Beds With A Wide Selection Of Trees, Shrubs & Flowering Plants • Water Feature • Gated Gravel Driveway Leading To... • Detached Garage With Dedicated Office Space / Gym Above

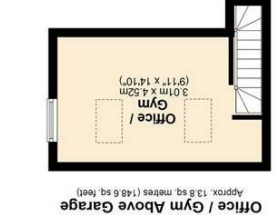
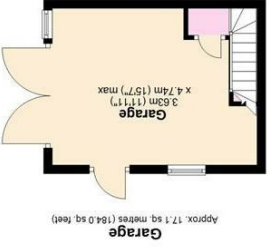
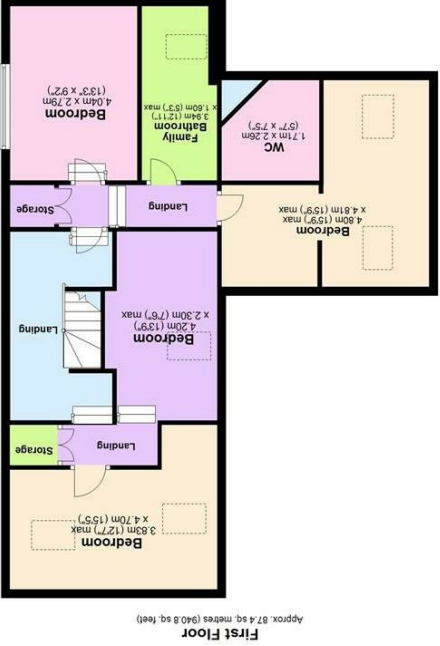
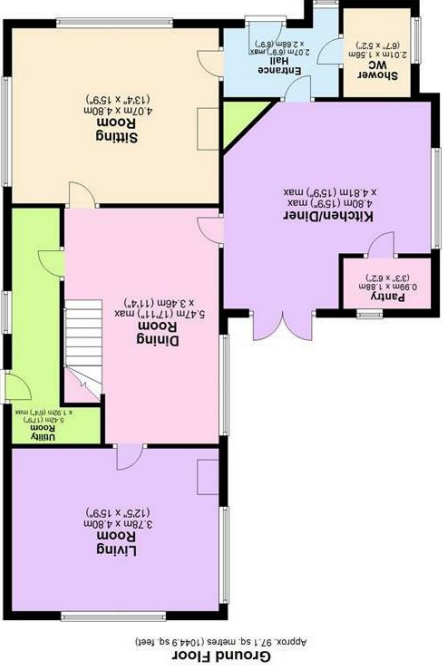
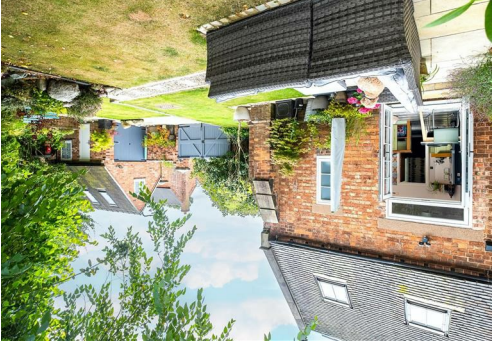
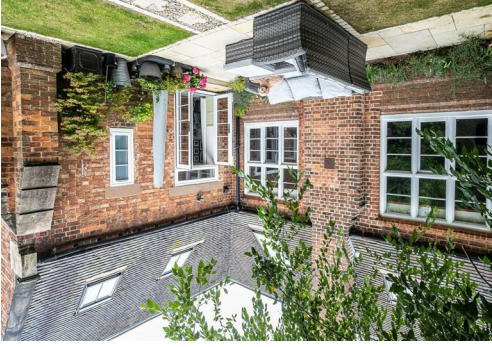
FURTHER INFORMATION

No Onward Chain • Freehold (TBC By Solicitor) • Council Tax Band E • Energy Rating C • Double Glazed Throughout • Gas Central Heating • All Mains Services • BT Fibre Broadband





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Total area: approx. 215.4 sq. metres (2318.4 sq. feet)

| Environmental Impact (CO ₂) Rating | |
|---|------------|
| Current | Reasonable |
| Very environmentally friendly - lower CO ₂ emissions | |
| A (92 phs) | |
| B (81 phs) | |
| C (69 phs) | |
| D (55 phs) | |
| E (38 phs) | |
| F (21 phs) | |
| G (1 phs) | |
| Not environmentally friendly - higher CO ₂ emissions | |
| EU Directive 2002/91/EC | |
| England & Wales | |
| 2020/91/EC | |
| Very energy efficient - higher running costs | |
| A (92 phs) | |
| B (81 phs) | |
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| D (55 phs) | |
| E (38 phs) | |
| F (21 phs) | |
| G (1 phs) | |
| Not energy efficient - higher running costs | |
| EU Directive 2002/91/EC | |
| England & Wales | |
| 2020/91/EC | |
| Current | Reasonable |
| 75 | |
| 80 | |



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