



SAMUEL WOOD

The Old School House, Mytton Lane, Shawbury, Shrewsbury, Shropshire, SY4 4JE

Offers In The Region Of £550,000



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- Former School House with Period Charm
- Five Bedrooms Across Flexible Layout
- Dining Room with Courtyard Access
- Half Acre Gardens with Countryside Views
- Driveway, Garage & Electric Car Charging Point
- Self-Contained Annexe Ideal For Relatives
- Bespoke Kitchen with Timber Worktops
- Garden Office/Studio with Power Connected
- Peaceful Setting in Rural Shawbury
- EPC Rating D

Nestled in a peaceful and picturesque corner of Shawbury and adjoining open countryside, this substantial and characterful five-bedroom residence occupies the right-hand portion of an elegant former school house. Thoughtfully converted, the property now offers exceptionally versatile and spacious accommodation, blending period charm with modern functionality. Set within beautifully established gardens approaching 1/2 acre, this unique home presents an ideal opportunity for those seeking generous family living with the added benefit of a self-contained ground floor annexe - perfect for multigenerational living, guest accommodation or flexible work-from-home space. The layout has been carefully designed to adapt to a wide range of lifestyles, offering excellent flow, privacy and practical options. Whether you're looking for a stylish country residence, a home with income or care potential, or simply space to grow and create, this former school house delivers a rare combination of setting, scale, and flexibility in one of Shropshire's most desirable rural locations.

A welcoming reception hall gives access to the principal accommodation, including a spacious living room, dining room with door opening onto the courtyard, and a beautifully appointed, bespoke kitchen/breakfast room featuring solid timber worktops. Upstairs, there are three comfortable bedrooms and a well presented family bathroom. From the hall, the layout also flows through to a thoughtfully integrated annexe, offering two additional bedrooms, shower room, sitting room and a kitchen/utility area - perfect for dependent relatives, guests or flexible work-from-home arrangements.

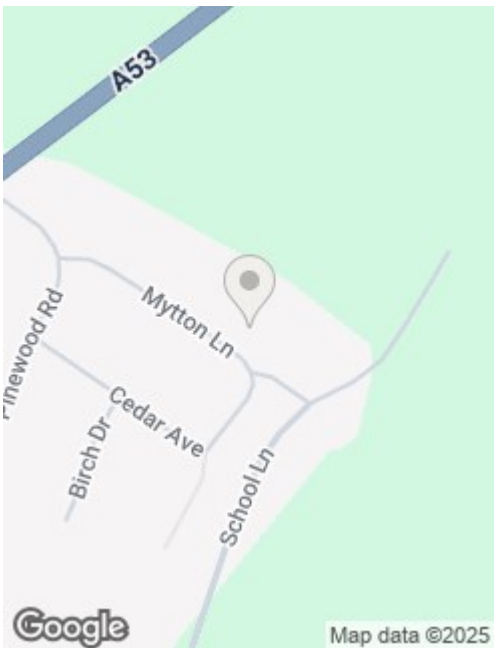
A standout feature of the property is its countryside style garden, which extends to approx. 1/2 acre. These established, informal grounds are rich with mature planting, shrubs, trees and soft borders, offering an unmanicured, naturally flowing feel that blends effortlessly into the surrounding landscape. The garden wraps around the home and enjoys uninterrupted views over open farmland, with The Wrekin visible in the distance.

Adding to the appeal is a garden office/studio - fully powered and ideal for remote working, hobbies, or creative pursuits, as well as a 10m x 4m polytunnel, offering fantastic potential for year-round growing and sustainable living. The property also benefits from an electric car charging point, gravel driveway, garage and further outbuildings for additional storage delivering both practicality and privacy in a glorious Shropshire setting.

Shawbury is a well connected village served by local amenities including a petrol station, primary school and two public houses. The location is well suited for commuting to nearby towns, with Shrewsbury, Wem, Whitchurch and Market Drayton all within easy reach. The county town of Shrewsbury is approx 8 miles away and offers a full range of shops, restaurants and culture.







Directions

What3Words ///burst.giraffes.asking

Services: We understand that the property has mains gas, mains electricity, mains water and mains drainage.

Broadband Speed: Basic 15Mbps & Superfast 130 Mbps .
Results provided by Ofcom and correct at time of listing

Flood Risk: Very Low.

Tenure: We understand the tenure is Freehold.

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: C

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.







This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

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