



SAMUEL WOOD



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Old School House, Newcastle, Craven Arms, Shropshire, SY7 8QL

Offers In The Region Of £695,000



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- Unique Detached Home
- Modern Comforts with Fully Equipped Kitchen
- Beautifully Presented Property
- High Quality Fixtures and Fittings Throughout
- Woodland Extending to Approx. 2 Acres
- Historic Charm with Many Original Features
- Four Generously Sized Bedrooms
- Stunning Unspoilt Southerly Views
- Well-Maintained Gardens
- Ample Off-Road Parking with Garage / Workshop

Welcome to the Old School House, a charming and historic property located in the picturesque village of Newcastle, Craven Arms, Shropshire. This delightful home offers a unique opportunity to own a piece of local history, as it was once the village schoolhouse. Steeped in character and surrounded by stunning countryside, with the Offa Dyke Trail being only some 500 metres from the house, this property is perfect for those seeking a tranquil and idyllic lifestyle.

The Old School House is an enchanting property that blends classic features with modern comforts. From the moment you step through the front door, you will be captivated by the sense of history that fills every room. This home boasts high ceilings, exposed beams, and original period details, all lovingly preserved to maintain its heritage.

The village of Newcastle is a tranquil haven nestled in the heart of the Shropshire countryside. Craven Arms, with its amenities and transport links, is just over 12 miles away, making it a convenient location for both rural living and access to nearby towns. The area is renowned for its natural beauty, offering plenty of opportunities for outdoor activities, such as hiking, cycling, and exploring historical landmarks.

The Old School House is a truly unique and captivating property that rarely comes onto the market. Don't miss this opportunity to make it your forever home, viewing essential by appointment with Samuel Wood. EPC Rating 'G'.



This property offers flexible living spaces, suitable for a range of lifestyle needs. The large reception rooms and kitchen on the ground floor offer versatility, allowing for a combination of dining, entertainment, and relaxation areas. Four generously sized bedrooms, one with en-suite provide ample space for a growing family or hosting guests, with a shower room and house bathroom. Accommodation described in more detail as follows:

Entrance

A splendid wooden arched top chapel door leads into an enclosed entrance porch, with quarry tiled floor, window to side and ledge and braced door to

Reception Lobby 15'8" x 13'8" (4.80 x 4.17)

The Old School House retains many original features, including exposed beams and trusses and beautiful stonework, preserving its character and history. The reception lobby exhibits an original quarry tiled red and black patterned floor, traditional shutters to the west window, centre ceiling light, feature fireplace with polished stone surround, mantel and slate hearth. A large hatch provides access to the cellar, stairs rise to first floor and a wide doorway leads through to

Living Area

This substantial living space exudes a sense of grandeur and warmth, showcasing the original wooden beams and windows. At more than 17 meters long, this extraordinary room is perfect for entertaining or relaxing and can be separated by closing the glazed doors between two areas if required.

Dining Room 23'1" x 17'5" (7.06 x 5.31)

A separate dining area with generous space for large table and chairs, adjacent to the kitchen, this versatile room is ideally situated for entertaining guests or spending quality time with family. Having two traditional column radiators, two windows to front aspect with beautiful southerly views across the valley. The sycamore boarded floor with matching skirting boards provide a sleek aesthetic appeal, with ceiling downlights pendant lighting to dining area and fitted bookcases. Two sets of glazed double doors lead through to

Living Room 31'5" x 17'5" (9.58 x 5.31)

The flooring matches that of the dining room, with high pitched ceiling with exposed roofing frame and timbers, the traditional high windows brings an abundance of natural light into the room. While maintaining its historic charm, the property has been carefully updated with modern features to ensure comfortable living. Pendant ceiling lights and wall up-lighters provide a welcoming ambiance, the contemporary pedestal rotating wood burning stove creates a cozy living room. The buildings first floor can be viewed from the living room, with smooth walls and sleek lines showcasing the beautiful architecture this home has to offer. Glazed double doors lead to



Kitchen / Breakfast Room 29'5" x 7'6" (8.99 x 2.29)

The kitchen has been thoughtfully designed, combining contemporary features with the charm of the past. Equipped with modern appliances and ample storage from floor to ceiling units in yellow, it is a delightful space further benefitting from granite countertops with two steel inset sinks and mixer tap, built-in eye-level Whirlpool microwave oven, eye-level AEG Competence double oven and gas hob with light and extractor unit over. Base units and drawers provide further storage, with integrated dish washer, fridge and freezer. Having a polished stone floor, down lighters, modern vertical radiators and two rear windows, with additional double glazed door to rear courtyard and two Velux roof windows.

Utility Room 13'6" x 9'4" (4.14 x 2.87)

Having base units and drawers extending to a heat resistant work surface, stainless steel sink unit with mixer tap and tiled splashbacks, planned spaces for washing machine and dryer, wall cupboards, original features include former bread oven and red quarry tiled floor. A door to leads to rear; this room houses the Worcester oil-fired central heating boiler.

Shower Room 6'5" x 6'0" (1.97 x 1.83)

With suite in white comprising pedestal wash hand basin with mixer tap, W.C., chrome towel radiator, shower cubicle with fitted shower, glazed door and tiled splash areas. Having ceiling downlights and window to rear aspect.

Study 13'6" x 9'8" (4.14 x 2.97)

An adaptable room with exposed pine flooring and dual aspect windows with period shutters and views of the surrounding Shropshire countryside. A former fireplace is a feature of this room, with fitted book selves either side to recesses and centre ceiling light.

First Floor

Ascending the beautifully crafted stairs, you will find a spacious landing featuring a glass balustrade providing contemporary and stylish aesthetic appeal. The large original window brings in lots of natural light, with radiator and ceiling down lighting. Four generously sized bedrooms, each with its own unique charm lead off from the landing.

Master Suite 17'5" x 15'10" (5.33 x 4.83)

The master bedroom boasts an en-suite bathroom, providing a private and comfortable retreat. This unique room takes full advantage of the grandeur of the building, with exposed roof trusses and timbers and a window looking down over the living room below. Having a built-in wardrobe and high-level door opening over the living room, with Velux ceiling window and exposed wooden timber flooring. A door opens to

En-Suite Bathroom 10'2" x 5'10" (3.10 x 1.79)

Adorned with premium fixtures, stylish aesthetics, and sleek wooden floor boards. Immerse yourself in a sanctuary of relaxation and unwind, with walk-in sunken bath with mixer filler, separate shower enclosure with glazed screen and two adjustable shower heads. The suite in white comprises W.C. and pedestal wash hand basin with chrome heated towel warmer, window to rear aspect and opaque window overlooking the living room.

Bedroom 2 15'5" x 9'10" (4.70 x 3.02)

Offering versatility for as a children's room or guests bedroom. A ship's ladder leads up to a suspended bed with glass safety screen, the main area below has wooden flooring, radiator, window and Velux ceiling window.

Bedroom 3 13'10" x 13'8" (4.22 x 4.17)

Dual aspect windows fill this room with natural light, having beautiful views over stunning open countryside. With exposed pine floor boards and centre ceiling light.

Bedroom 4 11'8" x 11'1" (3.58 x 3.40)

Two windows to the front elevation, with pine floor, radiator and centre ceiling light.

House Bathroom 10'3" x 8'6" (3.14 x 2.61)

Having a suite in white comprising pedestal wash hand basin with mixer, W.C. and wood panelled Bette Bath with mixer filler and shower attachment. With Chrome towel warmer, extractor unit, down-lights, wall lights, large linen cupboard and exposed wooden flooring.

Outside Space

This unique property benefits from well-maintained gardens, a private patio area to the rear offers a serene setting for al fresco dining or enjoying the natural surroundings. This courtyard has a beautiful large flagstone section with a smaller raised section with a rear wall supporting terrace. Mature trees, shrubs, and flowering borders contribute to the charm and privacy of the outdoor space. In addition, just over 2 acres of well-maintained woodland provides a peaceful oasis for relaxation or outdoor activities, walkways have been sensitively created through the wood, that give easy access to the beautiful countryside and established footpaths beyond. To the front of the property, stone walling and a pair of stone piers allow access onto the Tarmac driveway leading onto a large graveled parking area with space for multiple vehicles, this is bordered by a small lawn and enclosed by hedges and stone walling. A sloping path leads to the lane with low wall and metal railing.

Detached Garage / Workshop 16'10" x 16'3" (5.14 x 4.97)

A timber sliding door leads from the parking area to the garage section of the detached garage / workshop. The adjacent workshop and tool store provides a useful outbuilding space which could be re-purposed as a garden office or annex. Having light and power connections with carport / log storage to side.

Services connected to the property

We understand mains electricity and water are connected with private drainage. Oil-fired central heating system with LPG (bottled) to kitchen hob. Telephone and broadband to BT regulations, estimated broadband speeds are standard 1Mbps, superfast 80Mbps.

Tenure

We understand that the property is Freehold.





Local Authority

Shropshire Council
The Shirehall,
Abbey Foregate,
Shrewsbury,
Shropshire,
SY2 6ND

Tel: 0345 678 9000

Council Tax

Band: C

Viewings

Contact Craven Arms Office on: 01588 672728 Email: cravenarms@samuelwood.co.uk

Out of Hours Enquiries

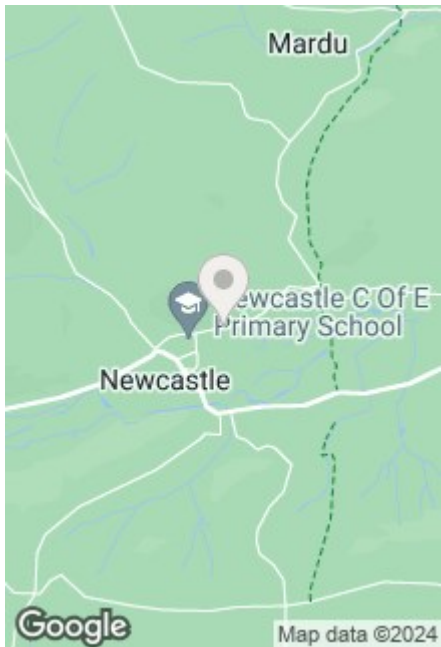
Please phone Andy Price on: 07942 186235 | Email: andy@samuelwood.co.uk

Referral Fees

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.

Mortgage Services

We offer no obligation mortgage and financial services through Hilltop Mortgages Solutions, please ask a member of our team for further details.



Directions

Heading towards Newcastle on the B4368, continue into the village with the Crown Inn on your right. Continue passed the Crown Inn until the road bears to the left, at the junction, turn right onto Church Road and stay on the lane for 450m, Old School House will be on your left hand side identified by the agents For Sale board.







Floor Plans



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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