



SAMUEL WOOD

School House, Norbury, Bishops Castle, Shropshire, SY9 5EA

Offers In The Region Of £575,000



School House,

Norbury, Bishops Castle, Shropshire, SY9 5EA



- Unique Stone School House
- Two Reception Rooms, Study & Conservatory
- Stylish Breakfast Kitchen
- Shepherds Hut included within the Garden
- Solar Thermal for Water & Biomass Boiler
- Historic Charm with Many Original Features
- Three Good Sized Bedrooms & Two Bathrooms
- Plot extends to approx 0.65 Acre
- Stunning Countryside Views
- EPC Rating G

School House is a stunning former Victorian schoolhouse, rich in historic charm and nestled in the picturesque Shropshire countryside. This beautiful stone property, located on the edge of Norbury, sits on approximately 0.65 acres of land.

The property not only boasts traditional architectural features but also includes a cosy shepherd's hut, offering a unique blend of history and rural tranquility. Ideal for those seeking a serene and charming home, School House provides an idyllic retreat amidst beautiful natural surroundings.

The ground floor welcomes you through a delightful porch into the reception hall, leading to a cosy sitting room featuring a Clearview stove set into a brick chimney breast. Adjacent to the sitting room, the dining room boasts an inglenook with a stove and provides access to a conservatory that overlooks a charming 'secret garden' and opens onto the patio area. The dining room also connects to a study, offering a quiet workspace. From the hall, the redesigned kitchen showcases shaker-style units and granite worktops. Access is then given to the boot room, utility room and a convenient ground floor shower room.

Ascending to the first floor, you will find three generously sized bedrooms, each offering ample space and comfort. The luxurious bathroom features a roll top bath and traditional style fittings, providing a relaxing retreat. The property seamlessly blends traditional architecture with modern amenities, ensuring both comfort and style throughout.

Outside, a sweeping driveway offers ample parking and leads to a detached double garage equipped with power and lighting, plus a cloakroom. A patio extends to the side of the property, connecting to the conservatory and a courtyard adorned with mature trees and plantings. The main garden includes a lush lawn, beech hedging, and vibrant flower borders. Additionally, a wildflower meadow offers spectacular views of the Long Mynd, complemented by an orchard with plum, pear, and apple trees, and a rabbit proof vegetable garden, creating a serene and picturesque outdoor haven. A shepherd's hut enjoys views across the meadow from the far side, providing privacy and a peaceful setting. This meadow has separate access from the road.







Directions

From Craven Arms, head north on Shrewsbury Road, turn left on to the A489 and continue on this road for 5.5 miles until you reach a right turn, signposted to Wentor. In 1.1 miles take the left turn and then keep left until you reach the next junction. Turn left following the sign to Norbury. School House is situated 0.2 miles after this junction on the left, just before Norbury Primary School.

Mains water and electricity. Biomass boiler (wood pellet). Private drainage via septic tank. Solar thermal for hot water.

Broadband Speed: Basic 18 Mbps & Ultrafast 1000 Mbps

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: F

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

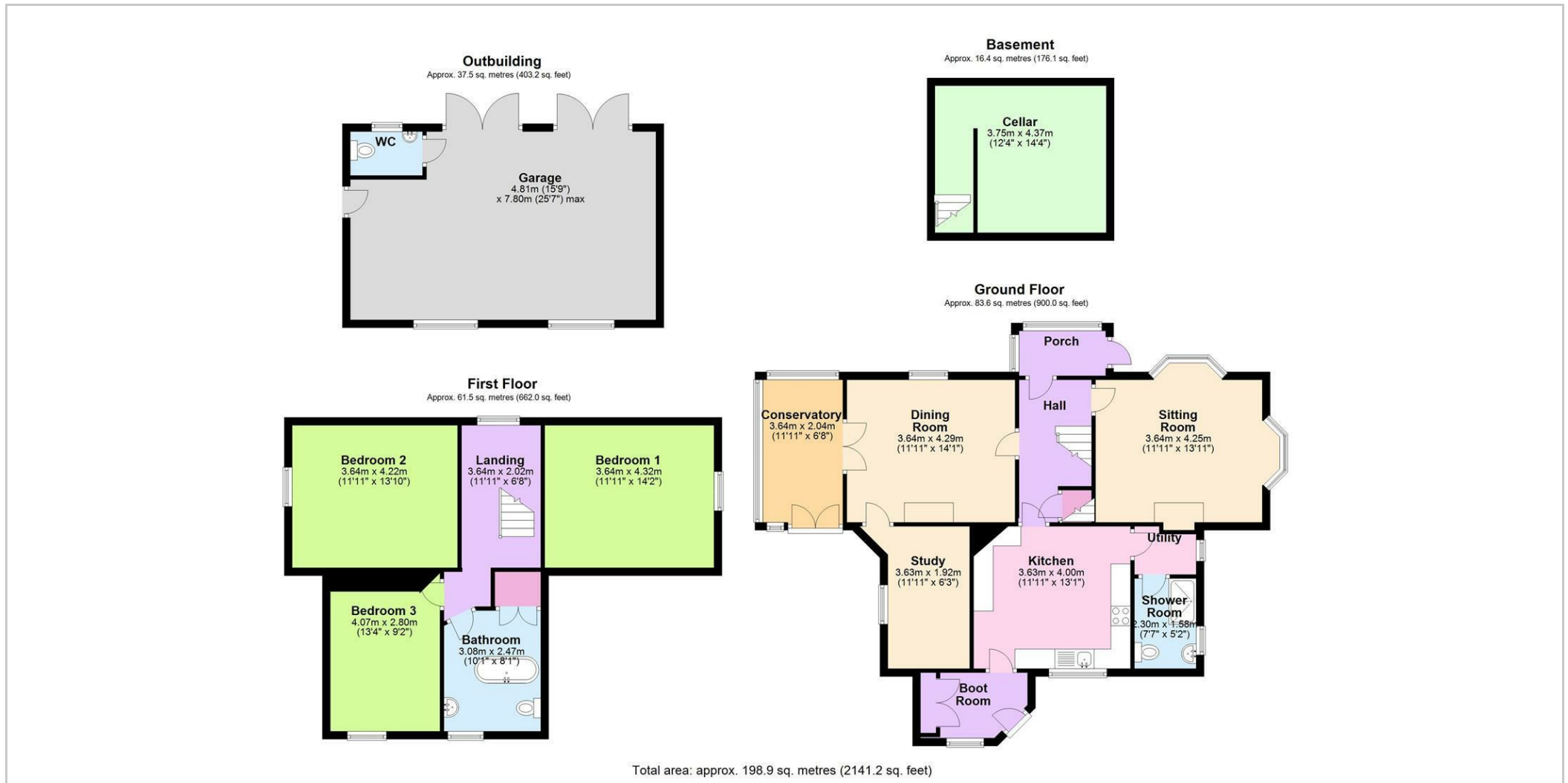
Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

These details are awaiting final approval and may be subject to some changes.





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 company 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
10 Corvedale Road, Craven Arms, Shropshire, SY7 9ND
Tel: 01588 672728 | cravenarms@samuelwood.co.uk