

# The Old School House

Henbury

Guide Price - £1,195,000

Andrew J Nowell  
& Company







## The Old School House, School Lane, Henbury, SK11 9PH

A charming period detached home which has been completely renovated by the current owners and offers spacious accommodation with a wealth of original features.

- South Facing Garden
- Open Plan Living
- 0.8 Acres
- Open Views

The Old School House is a unique period family home which has been carefully extended by the current owners with great care taken to retain the original charm and character.

Features of particular note are the impressive double height vaulted drawing room with exposed beams and trusses and brick fireplace and the stunning open living dining kitchen. The kitchen has traditional shaker style units, quartz worksurfaces with large central island and integrated appliances. There are two sets of large sliding doors which open onto the south facing stone flagged patio.

In addition, on the ground floor is the entrance hall, snug, gym, study, utility room, downstairs WC, two double bedrooms and a shower room.

To the first floor is the superb open principal bedroom suite with built in wardrobes and large ensuite bathroom with double sink, walk-in shower and bath. There are two further double bedrooms and two bathrooms (1 en-suite). All of the bathrooms have bespoke tiling and a mixture of contemporary and traditional fittings.

Externally the property is approached through a set of electric gates opening onto a large driveway providing off road parking for several vehicles and leading to the integrated garage/plant room with electric garage door.











The generous gardens and grounds which extend to over 0.8 acres wrap around the house and consist of an orchard, large, manicured lawns with mature trees and borders and a large south facing stone flagged patio enjoying stunning open views across the neighbouring countryside.

The Old School House is situated in the idyllic semi-rural village of Henbury. Henbury has the period church, local public house and wonderful walks across the surrounding countryside. Alderley Edge village is within 5 minutes drive. Alderley village offers a good range of shopping including the Waitrose supermarket, stylish boutiques and fine restaurants.

The motorway network system is within easy access, as is Manchester International Airport, local and commuter rail links to Manchester and London.

## Important Information

What 3 Words – [///dare.challenge.wealth](http://dare.challenge.wealth)

Council Tax – G

EPC Rating – E

Tenure – Freehold

Heating: LPG Fired Central Heating

Services: Mains Electric & Water, Drainage via sewage treatment plant.

Parking: Driveway & Garage

Flood Risk\*: Very low risk of flooding

Broadband\*\*: Ultrafast broadband available

Mobile Coverage\*\*: Mobile coverage with main providers (EE, O2, Three & Vodafone). Limited coverage indoors.

\* Information provided by GOV.UK

\*\*Information provided by Ofcom checker.

The information isn't guaranteed. Andrew J Nowell take no responsibility for inaccuracies and advise potential buyers to do their own checks before committing to purchase.



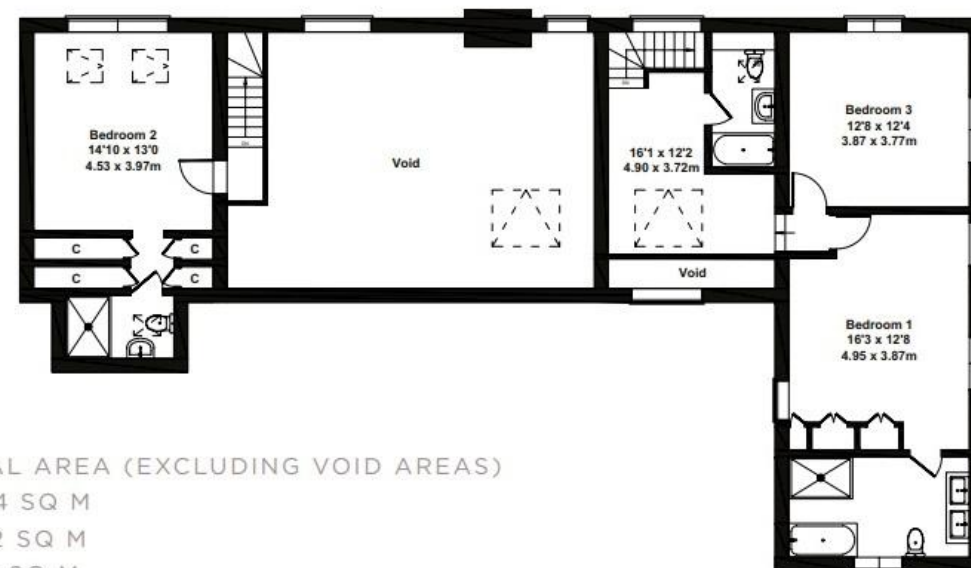




## Ground Floor



## First Floor



APPROXIMATE NET INTERNAL AREA (EXCLUDING VOID AREAS)  
 HOUSE - 3528 SQ FT - 327.74 SQ M  
 GARAGE - 323 SQ FT - 30.02 SQ M  
 TOTAL - 3851 SQ FT - 357.76 SQ M

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