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## The Old School Hall Gorsedd

, Near Holywell, CH8 8QZ

£295,000



A rare opportunity to purchase this charming building boasting a wealth of history and character.

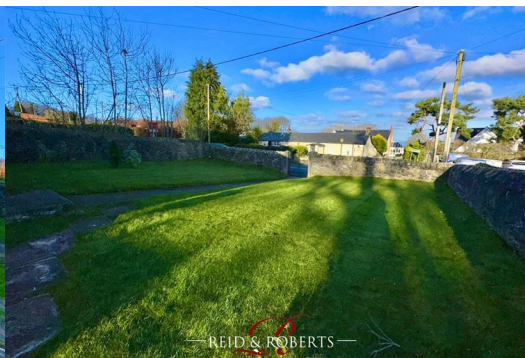
Reid & Roberts Estate and Letting Agents are delighted to present to the market 'The Old School Hall' being a Grade II Listed building believed to have been built in 1853 with the adjacent School Master's House overlooking St Paul's Church and Vicarage located in the highly sought after village of Gorsedd.

The property has been owned by the current owners for a couple of years who have done most of the hard work dealing with all the planning/heritage aspects of the property and have lovingly started the renovation work but are sadly having to sell the property due to ill health giving the right buyer the perfect opportunity to make this home their own.

The property is set on a generous sized plot and is accessed via an feature arched door leading into the Entrance Hall which leads into the former 36ft main room that has remained open to provide an open plan Kitchen/Dining/Lounge area with a Mezzanine Bedroom. Off here you can access the walk in larder and twin toilet and a door leads into the rear hallway where you will find three bedrooms and a Wet Room. The property



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#### ACCOMMODATION COMPRISES:

The property is accessed via a wrought iron gate with a pathway leading to the front of the property.

Arched wooden door with stone mullion surround opens into:

#### ENTRANCE HALL 6'9" x 3'6" (2.06 x 1.07)

Wood panelled walls to dado height, radiator, stone tiled flooring, wall mounted electric meter, vaulted ceiling and double glazed window to the side elevation.

Wooden door opens into:

#### FORMER SCHOOL HALL ROOM 38'8" x 16'8" (11.8m x 5.1m)

This former School Hall is such a fantastic room. Completion is required but what a room to be able to put your own stamp on. The current owners have already put in the mezzanine floor in which will become the Main Bedroom. A velux window is included in the planning. This open plan Lounge/Dining room/Kitchen has the original flooring, vaulted ceiling and stone mullion windows, one to the front and two to the side elevation which have double glazed units. The inglenook fireplace has been opened ready for your choice of fire, original wood panelled walls to dado height, lighting and three column radiators. In the kitchen area you will find a Belfast sink unit, base units, void and plumbing for washing machine, worktops. Door leading into reception hallway, former toilets and door leading into larder.

#### WALK IN PANTRY 9'10" x 5'6" (3.0 x 1.7)

Exposed ceiling, exposed stone wall, opening into:

Please note this room in the plan is to be included as part of the attached bedroom to include the WC to convert into an En-suite.

#### TWIN WC/UTILITY ROOM 8'2" x 5'2" (2.5 x 1.6)

Sink unit, two WC's, splash back wall tiling, single glazed windows to the side and rear elevation.

#### DOOR OFF MAIN SCHOOL ROOM LEADS INTO

#### INNER SPACIOUS REAR HALLWAY 12'5" x 7'2" (3.8 x 2.2)

Spacious hallway having solid wood herringbone style flooring, column radiator, fitted spotlights, half glazed wooden door leads to the side and rear of the property and doors off to:

#### BEDROOM ONE 12'8" x 10'11" (3.88 x 3.336)

Solid wood herringbone style flooring, wooden double glazed window to the side elevation, radiator, recessed spotlights

#### BEDROOM TWO 15'8" x 8'1" (4.8 x 2.47)

Needs to be completed. Exposed walls, radiator, electrics done, double glazed window overlooking the side garden and Church.

#### BEDROOM THREE 8'0" x 7'6" (2.46 x 2.29)

Currently being used as a sitting room having solid wood herringbone style flooring, radiator, wooden double glazed window overlooking the side garden and the Church, recessed spotlights

#### WET ROOM 7'6" x 4'7" (2.3 x 1.4)

Tiled walls and flooring, walk in shower with mixer tap with mixer shower over, low level flush w.c. fitted cupboard, fitted vanity unit with recessed sink, fitted mirror, wall mounted heated towel rail, frosted double glazed window to the rear elevation, recessed spotlights

#### OUTSIDE

##### TO THE FRONT

The front and side you will find matching stone wall with a central wrought iron gates opening onto a pathway leading to the front entrance. You will find a spacious lawn to the front of the property.

##### TO THE SIDE

The lawned garden extends to the side of the property with a paved path leading round to the rear.

##### TO THE REAR

Stone wall to rear boundary, further lawned area, a hardstanding patio area.

The property is accessed via vehicle access over a private lane which leads to the rear of The Old School Hall where you will find gravelled driveway providing ample parking spaces.

#### ADDITIONAL INFORMATION

Please note that this property is only being sold mid conversion due to the ill health of the owner and there is a stock of materials available for purchase.

#### COUNCIL TAX - Band E

#### EPC RATING - F

#### VIEWING ARRANGEMENTS

If you would like to view this property then please either call us on 01352 711170 or email us at holywell@reidandroberts.com

We will contact you for feedback after your viewing as our clients always like to hear your thoughts on their property.

#### MAKE AN OFFER

Once you are interested in buying this property, contact this office to make an appointment. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

#### INDEPENDENT MORTGAGE ADVICE

Reid & Roberts Estate Agents can offer you a full range of Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal yourself. We deal with all major Banks and Building Societies and can look for the most competitive rates around. For more information call 01352 711170.

#### LOANS

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

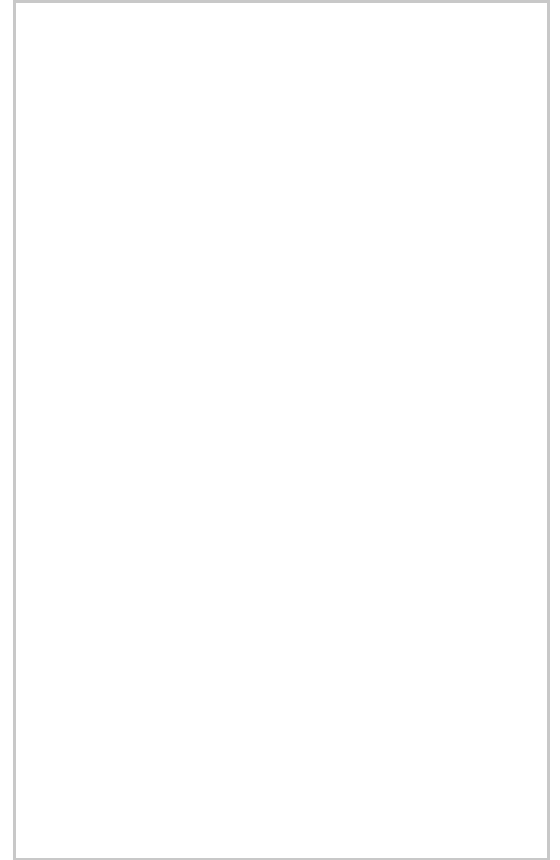
#### MONEY LAUNDERING REGULATIONS

Both vendors and purchasers are asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

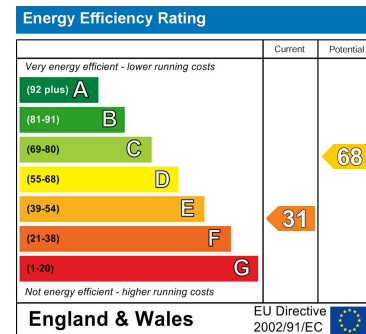
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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