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Real

The Old School House Hill End  
Trawden  
BB8 8RT



For Sale

Price £255,000

- Historic former Sunday School
- Walking distance of amenities
- Short walk from open countryside
- Ideal for a family
- Sought after village location

- Large vaulted top-floor room
- Open-plan kitchen, dining & lounge
- Ground floor bathroom and utility
- Private garden with panoramic outlook
- Off-road parking directly adjacent



Welcome to The Old School House – a truly unique and character-rich home nestled in the heart of historic Trawden. Once part of the village’s Wesleyan Sunday School, this distinctive four-bedroom conversion blends period architecture with modern comfort, offering a rare opportunity to own a piece of local heritage with all the potential to become your dream home.

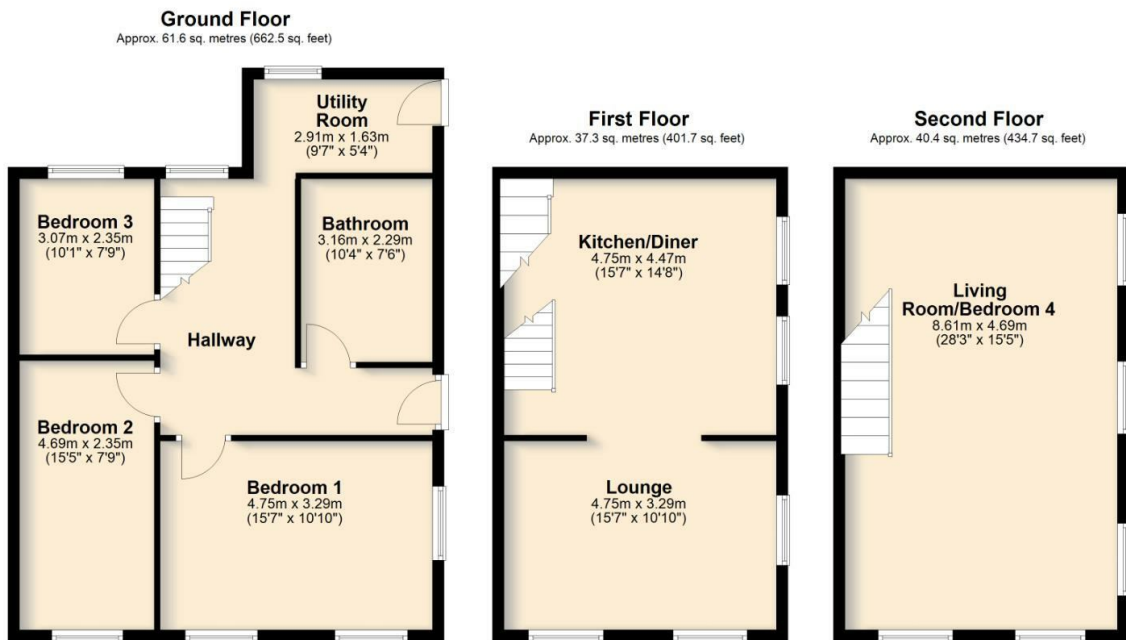
Occupying a charming elevated position in Hill End, the property enjoys breathtaking panoramic views across the village and the rolling Pennine landscape, with Boulsworth Hill as a dramatic backdrop. A private garden makes the most of these stunning surroundings, while private off-road parking sits conveniently adjacent. Located in the UK’s only village with a community-owned pub, shop, and community centre, Trawden was crowned the Sunday Times Best Place to Live in the North West (2022)—praised for its community spirit, green spaces, and excellent connectivity to Manchester, Leeds, and the Yorkshire Dales.

The home is arranged over three spacious levels. The ground floor offers three well-sized bedrooms, a modern family bathroom, and a practical utility room—ideal for growing families or visiting guests. Each space is brimming with charm, and the layout provides flexibility for home working or creative use.

The first floor forms the vibrant heart of the home. Here, an open-plan kitchen and dining area seamlessly connects to the welcoming lounge, creating a sociable and versatile living space perfect for entertaining or relaxing.

Ascend to the second floor, and you’ll discover the showstopping feature of the home—a stunning 8.6m x 4.6m vaulted room with exposed beams and lofty ceilings. This versatile space offers endless possibilities: a grand principal bedroom, impressive second lounge, studio, or workspace—adaptable to your lifestyle.

The Old School House delivers generous and characterful accommodation in a picturesque and highly sought-after village setting.



Total area: approx. 139.2 sq. metres (1498.9 sq. feet)

All floorplans provided by Petty Real are for guidance only. Please check all dimensions before making any decisions reliant upon them.  
Plan produced using PlanUp.



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