



THE OLD SCHOOL HOUSE

YOCKLETON | SHREWSBURY | SHROPSHIRE | SY5 9PQ





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Shrewsbury 7 miles | Montgomery 16 miles | Telford 21 miles | M6 (junction 10A) 38 miles
(all mileages are approximate)

A MOST ATTRACTIVE FORMER SCHOOL HOUSE, BEAUTIFULLY
CONVERTED TO CREATE A CHARACTERFUL AND SPACIOUS VILLAGE
HOME, SET WITHIN AN IDYLIC RURAL HAMLET.

Attractive detached village house in a rural hamlet setting
Characterful interior retaining traditional features and charm
Four well-proportioned bedrooms, including two with en suite facilities
Generous sitting room with log-burning stove and French doors to garden
Detached double garage with additional garden store and shed



Shrewsbury Office

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Viewing is strictly by appointment with the selling agents

GENERAL REMARKS

The Old School House is a handsome and thoughtfully converted property, situated in a peaceful position on the outskirts of Yockleton, just a short distance from the county town of Shrewsbury. Offering a wonderful blend of period charm and modern comfort, the property provides well-balanced accommodation across two floors and has served as a much-loved family home.

Retaining a wealth of character, including high ceilings and exposed beams, the property has been carefully designed to maximise both light and space. At its heart lies a beautifully appointed kitchen/breakfast room, fitted with a range of quality units and integrated appliances, providing an ideal space for everyday living and informal dining. Across the hallway is a practical utility room, along with useful space for coats and boots, ensuring excellent functionality.

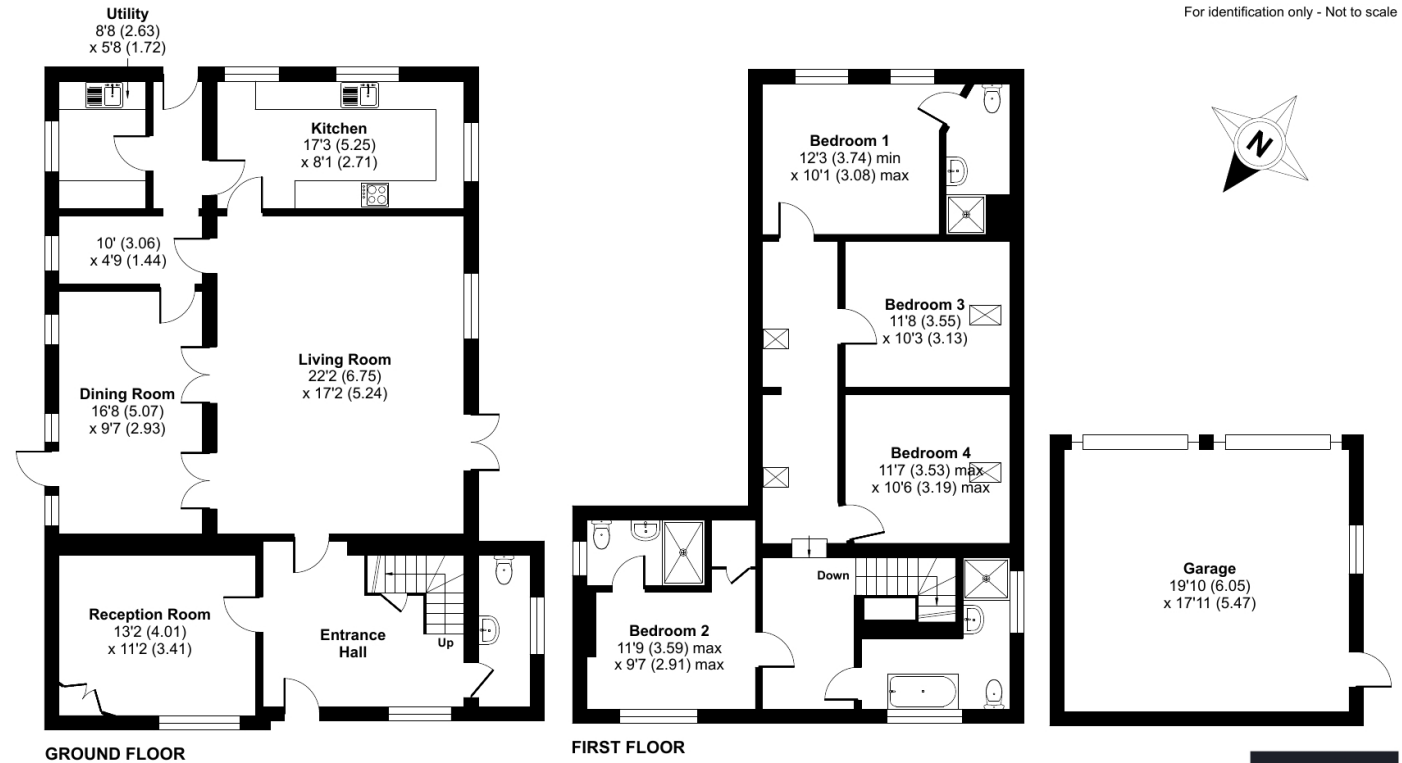
SITUATION

The Old School House enjoys a peaceful rural setting within a small hamlet, surrounded by attractive open countryside and far-reaching views. Despite its tranquil location, the property is only a short distance from the county town of Shrewsbury offering an excellent balance of countryside living with convenient access to amenities.

The surrounding area offers excellent opportunities for outdoor pursuits, with scenic walking routes and rolling countryside in all directions. Road connections are strong, with the A5 and M54 providing access towards Telford, Birmingham and the wider motorway network, and a mainline railway station available in Shrewsbury.

THE ACCOMMODATION

The principal reception spaces are both generous and inviting. The sitting room enjoys a warm atmosphere, enhanced by a charming log-burning stove and French doors opening onto an attractive flagged seating terrace.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n|checom 2026. Produced for Halls. REF: 1466686

Double doors lead through to a more formal dining room, ideal for entertaining. In addition, a separate snug or home office is situated beyond an inner hallway, providing a versatile retreat with views across the rear gardens. A ground floor W/C completes the accommodation.

To the first floor are four well-proportioned bedrooms, all filled with natural light. The principal bedroom benefits from en suite facilities and delightful views

toward the village church, while a guest bedroom at the opposite end of the house also enjoys its own en suite and outlook over the front gardens and surrounding countryside. Two further bedrooms, both featuring high pitched ceilings and exposed beams, are served by a well-appointed family bathroom.

Approximate Area = 2198 sq ft / 204.2 sq m
Garage = 363 sq ft / 33.7 sq m
Total = 2561 sq ft / 237.9 sq m

For identification only - Not to scale



GARDENS, GROUNDS & OUTBUILDINGS

The Old School House is approached via a large tarmac driveway, providing ample parking for several vehicles. A detached double garage is positioned to the northern boundary, complemented by a useful attached garden store and shed.

The gardens wrap attractively around the property, with well-positioned seating areas on three sides, offering excellent opportunities for al fresco dining and outdoor enjoyment throughout the day. To the rear, a generous level lawn is enclosed by panel fencing, creating a safe and private space.

SCHOOLING

The area is well regarded for its range of educational facilities. Nearby independent schools include Prestfelde Preparatory School, Shrewsbury School, Shrewsbury High School and Adcote School, all of which enjoy excellent reputations. In addition, there are a number of well-performing state schools within the locality, catering for all age groups.

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

SERVICES

We understand that the property has the benefit of mains water, gas and electricity. Drainage is provided to a private system.

LOCAL AUTHORITY

Shropshire Council, The Guildhall, Frankwell Quay, Shrewsbury, SY3 8HQ. Tel: 0345 678 9000.

COUNCIL TAX & EPC RATING

Council Tax Band – C
Current EPC Rating - D

DIRECTIONS

What3Words //acted.wacky.ideal
From the Shrewsbury by-pass, take the B4386 signposted towards Montgomery. Continue for approximately 3.5 miles, passing through the village of Yockleton. Upon leaving the village, turn right at the fingerpost sign indicating The Church. Continue along this lane, where The Old School House will be found on the right-hand side.



RIGHT OF WAY & EASEMENTS

The access drive between The Old School House, the Church and the Church Hall is a shared access (further details available from the agent).

BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences or roads.

IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.
4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.



