SAMUEL WOOD

School House, Eaton Constantine, Shrewsbury, Shropshire, SY5 6RF

Offers In The Region Of £925,000

GIN O'CLOCK
GIN
BAR

School House, Eaton Constantine

Shrewsbury, Shropshire, SY5 6RF

6 3 3 E

- Exceptional Detached Country Family Home
- Stunning Open-Plan Living Accommodation
- Detached Triple Garage And Apartment
- Flexible Multi-Generational Living Layout
- Idyllic Shropshire Village Setting
- Five Spacious Double Bedrooms
- Spectacular Countryside Balcony Views
- Successful Holiday Let Income Opportunity
- Beautiful Gardens With Hobbit House
- EPC Rating E

Occupying a picturesque position surrounded by the rolling Shropshire countryside, The School House is an outstanding detached country residence that has been sympathetically transformed to offer an exceptional blend of character, contemporary design and versatile family living. Extending to over 2,300 sq ft, the beautifully appointed accommodation centres around a stunning open-plan kitchen, dining and family space, complemented by a striking vaulted living room and an impressive garden extension with bifold doors opening onto a generous entertaining terrace. The flexible layout includes ground-floor bedrooms, a home office and excellent multi-generational living potential, while upstairs the principal suite enjoys direct access to a spectacular balcony overlooking uninterrupted rural views. Beyond the main house, a detached triple garage incorporates a superb self-contained apartment, currently operating as a successful Holiday Let, providing excellent income potential or independent guest accommodation. Complete with enchanting gardens featuring a unique hobbit house, The School House offers a rare opportunity to embrace an idyllic countryside lifestyle without compromising on space, style or practicality. The School House is a rare opportunity not to be missed.

A welcoming entrance hall leads into the heart of the home, where the impressive open-plan kitchen/breakfast room seamlessly connects with the dining area and a superb family room extension. Flooded with natural light from bifold doors opening onto the rear terrace, this exceptional living space has been designed for modern family life and effortless entertaining. A beautifully proportioned living room with vaulted ceilings provides an elegant yet cosy retreat, while a separate office offers an ideal space for home working. Two generous ground-floor bedrooms are served by a stylish wet room, creating excellent flexibility for guests, dependent relatives or single-level living. A practical utility room completes the accommodation.

The first floor offers three further bedrooms, including a superb principal bedroom with fitted storage and direct access onto an outstanding decked balcony, perfectly positioned to capture breathtaking panoramic views across the surrounding countryside. A contemporary family bathroom serves this floor, while two additional bedrooms are approached via a separate staircase, creating an ideal degree of privacy for older children, guests or independent family members.

The School House enjoys delightful gardens and generous outdoor entertaining areas, with a paved terrace extending directly from the principal living spaces to make the most of the idyllic setting. A detached triple garage provides excellent storage and parking, while above sits a beautifully appointed self-contained one-bedroom apartment with its own open-plan kitchen, living and dining area. Currently operated as a successful Holiday Let, it offers valuable supplementary income, annexe accommodation or an ideal home office. Completing this truly individual home is a charming hobbit house nestled within the gardens, adding a wonderfully unique feature that is sure to delight both children and adults alike.

Pears
Soap

Directions

What3words: ///resembles.arena.backpack

Services: We understand that the property has oil heating, mains electricity, mains water and mains/private (tbc) drainage.

Broadband Speed: Basic 12 Mbps & Ultrafast 1800 Mbps
Results provided by Ofcom and correct at time of listing

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: tbc

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.

Anti-Money Laundering: To comply with these regulations, we are required to complete Anti-Money Laundering (AML) checks for all purchasers. We use Movebutler, a secure HMRC-approved platform by Credas, to make this process quick and easy on any device. A charge of £25pp will be collected by Movebutler, a link will be emailed to you when your offer has been accepted.

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

Floor Plans

Total area: approx. 220.3 sq. metres (2371.3 sq. feet)

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 employment 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.