



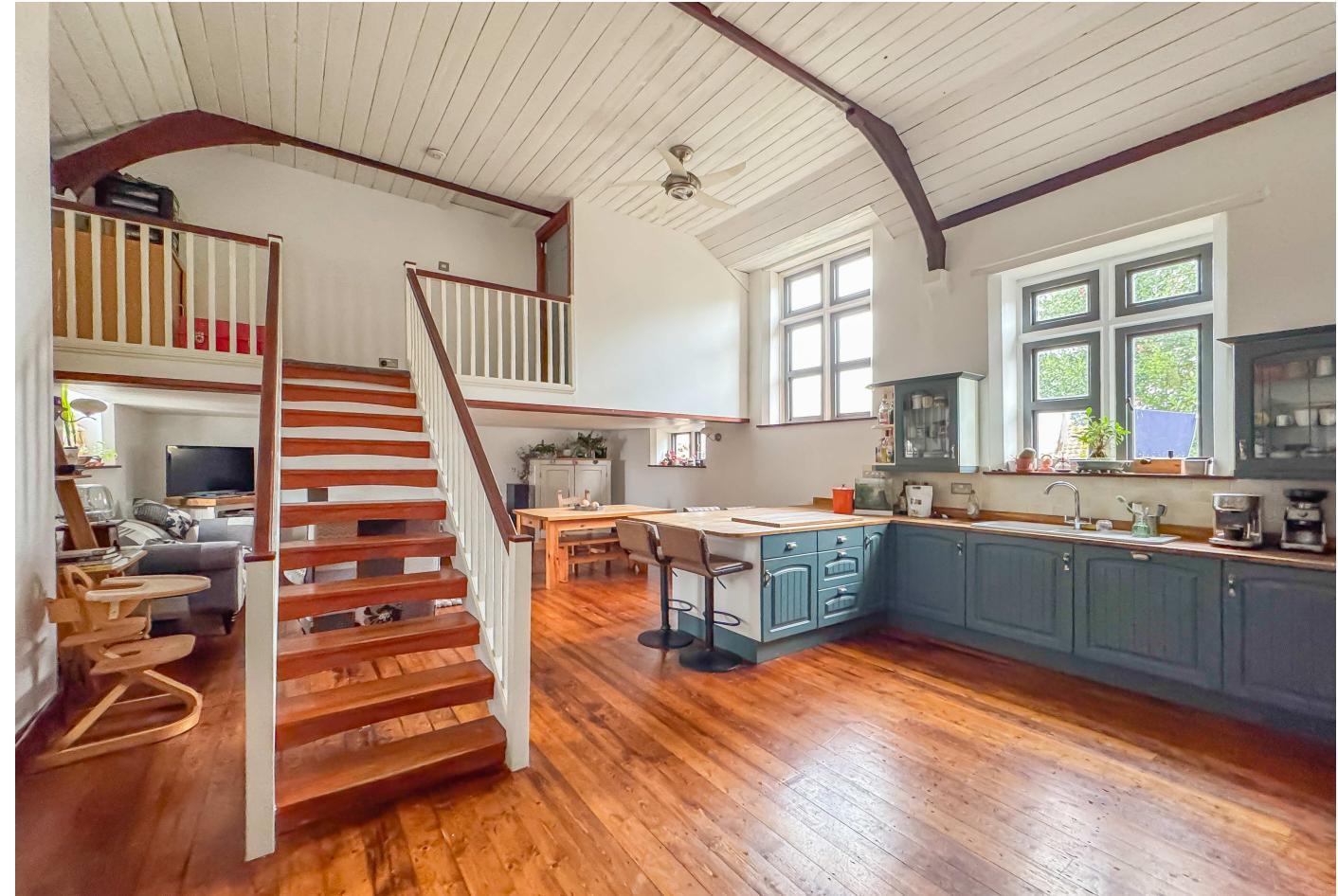
The Old School, Burwell

Pocock + Shaw

The Old School  
30a High Street  
Burwell  
Cambridgeshire  
CB25 0HB

An exceptional Grade II listed former Victorian School, sympathetically converted to create generous proportions and an abundance of period character, enjoying delightful views across to St Mary's Church. Adjoining the former School House, this unique home features a superb kitchen and family room with impressive high ceilings, a charming double-aspect sitting room, and a well-appointed ground floor principal bedroom with nearby shower room. The accommodation is complemented by three further first-floor bedrooms, attractive gardens, and the added benefit of a double garage with off-road parking to the rear.

Offers in excess of £600,000



## Accommodation

**Entrance porch** With a period entrance door and high level window above, tiled flooring.

**Hallway** with an arched doorway, stairs leading to the first floor.

**Living room** an outstanding double aspect room with an ornate window to the side aspect, open fireplace with brick hearth and surround, original period wood flooring.

**Inner hallway** with tiled flooring, semi-vaulted ceiling, half glazed door to the rear.

**Utility room** with fitted base and wall mounted units, sink and drainer, tiled flooring, wall mounted gas fired boiler.

**Kitchen/family room** an outstanding room with a high vaulted wood panelled ceiling, kitchen area with a range of fitted base and wall mounted units, wood worktops with recessed sink and drainer, integrated oven and grill with 4 ring ceramic hob and extractor hood over, breakfast bar, original period wood flooring, feature windows to the side aspect, stairs lead to the first floor mezzanine, double aspect seating area.

**First floor mezzanine** leading to;

**Bedroom 4** a double aspect room with a wood panelled part sloping ceiling.

**Side hallway** with doorway access from the inner hallway and the master bedroom, built in cupboard and tiled flooring.

**Ground floor shower room** with a walk in shower cubicle, hand basin with storage under, concealed cistern low level WC, tiled walls and flooring.

**Master bedroom** a delightful well proportioned room with an entire wall of fitted bookcases and storage,

original period wood flooring, recessed ceiling lighting and a high level feature window to the front aspect.

**First floor Galleried landing** leading to;

**Bedroom 2** a superb double aspect room with a feature window to the side and a painted part sloping wood panelled ceiling.

**Bedroom 3** a double aspect room with a part sloping painted wood panelled ceiling.

**Outside** The Old School stands in an elevated position with delightful views to the overlooking St Mary's church. A walled frontage with a pedestrian gated leads via a tiered garden into a West facing front garden. A South facing side garden is paved and shingled with a pergola and seating area and overlooks the attractive side aspect of the property.

At the rear is a paved area providing access to the rear entrance door with wrought iron railings, a gate and steps up to to a block paved driveway with parking for several vehicles. Adjoining the driveway is a detached DOUBLE GARAGE

**Agents' note** The access to the rear of the property is via a shared driveway which is under the ownership of number 4 Mill Lane, Burwell.

**Tenure** The property is freehold.

**Services**

Mains water, gas and electricity are connected.

The property is in a conservation area and is in a low flood risk area.

The property has a registered title.

Internet connection, basic: 16Mbps, Superfast 70Mbps, Ultrafast: 1000Mbps.

Mobile phone coverage by the four major carriers available.

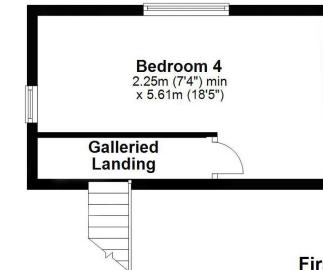
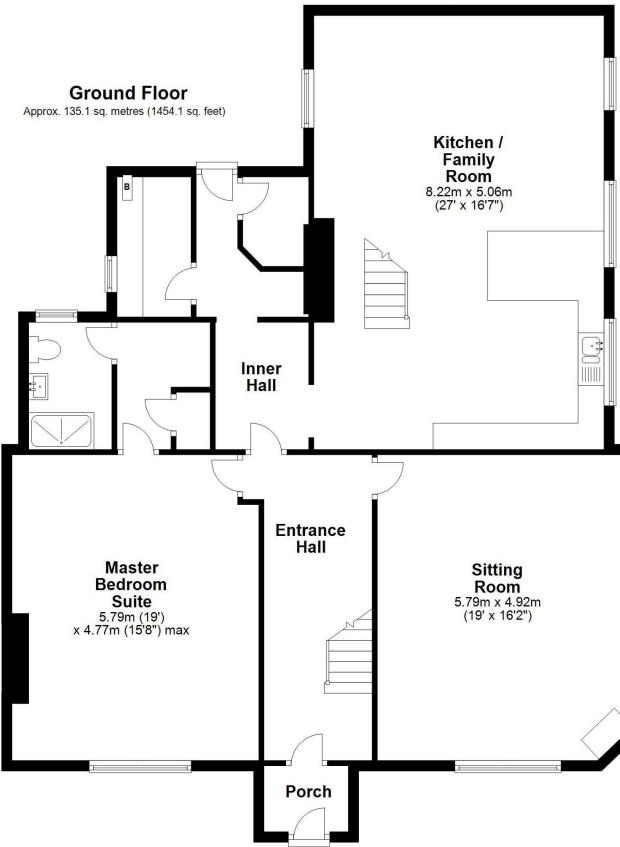
**Council Tax** E East Cambridgeshire District Council

**Viewing** By Arrangement with Pocock + Shaw PBS

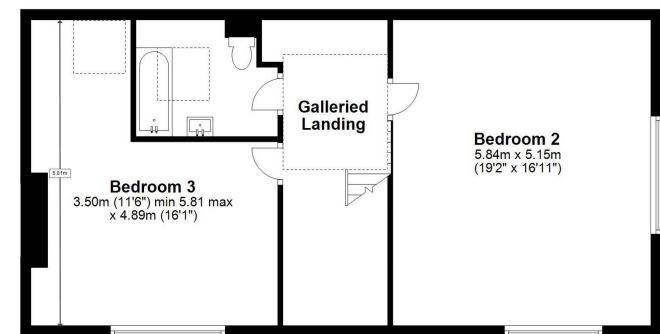




Total area: approx. 222.9 sq. metres (2398.8 sq. feet)



**First Floor**  
Approx. 87.8 sq. metres (944.7 sq. feet)



Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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