



## The Old School House Rectory Road Hollington, Stoke-On-Trent, ST10 4HH

ABODE Lettings are pleased to offer for the first time this beautifully converted former schoolhouse combines historic charm with modern comfort. It features oil-fired central heating and offers a welcoming entrance hall leading into a spacious, open-plan living and dining area with high ceilings. The kitchen is well-equipped, and on the ground floor, there's a stylish bedroom with a luxury en-suite bathroom. Upstairs, you'll find an additional double bedroom along with a separate shower room.

The property includes off-street parking and sits within mature grounds, providing stunning views of the surrounding countryside.

There is also a large garden which is separate from the property.

Located in the village of Hollington, just three miles from the historic town of Rocester, and close to the villages of Stubwood and Denstone, the area offers a variety of amenities. The home is conveniently situated near

£1,075 PCM

# The Old School House Rectory Road

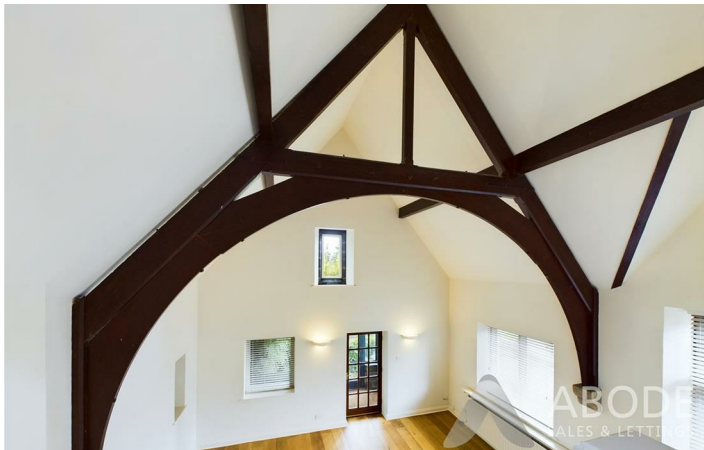
Hollington, Stoke-On-Trent, ST10 4HH



- Beautifully converted former schoolhouse with historic charm.
- Well-equipped kitchen and luxury en-suite bedroom on the ground floor.
- Set within mature grounds with stunning countryside views.
- Nearby landmarks include Hollington Stone and the 11th-century Croxden Abbey.
- Oil-fired central heating throughout the home.
- Additional double bedroom and separate shower room upstairs.
- Located in Hollington, 3 miles from Rocester and near local villages.
- Spacious open-plan living and dining area with high ceilings.
- Off-street parking included.
- Close to Ulttoxeter, Ashbourne, and Alton Towers.



[Directions](#)



# Floor Plan



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	