

Old School House, School Lane, Salisbury, SP1 3YA



We are proud to present

Old School House

School Lane, Salisbury, SP1 3YA

A carefully and beautifully renovated four-bedroom townhouse, with separate garage and workshop.

- A highly bespoke refurbishment, designed and project managed by Favonius Architects
 - Exceptional semi-detached family house of 1,970 sq ft
 - Grade II* Listed
 - Private rear garden
 - Pedestrian access to the property
- Parking and detached garage with workshop on Belle Vue Road
- Walking distance to the City Centre, shops and amenities





The Property

Old School House dates back to 1860, with Gothic brick elevations and stone mullion windows and archways. The property was bought by the current owners in June 2023 and has been the subject of a meticulous and sympathetic renovation and refurbishment. Grade II* Listed, the house has been reimagined as a lovely home, with some careful alterations, exquisite finishes and stunning décor throughout. The flooring utilises engineered oak in herringbone parquet style, with under-floor heating across the ground floor. Notably, the property heating system was also overhauled and partly re-plumbed, with a new Vaillant boiler.

Accessed directly off School Lane into a welcoming entrance hall, the ground floor has been reconfigured, creating a wonderful open kitchen and dining area, with the all-important and practical boot room and utility space just off. Within the kitchen, there are ample base units and the cupboard doors have DeVol pulls and handles. As well as new skylights bringing in plenty of natural light, there is a door from the dining area directly out to the garden, whilst a side door from the boot room also links to the garden and gate out to the lane for everyday use. There are two superb living rooms, presently used as a sitting room and playroom.

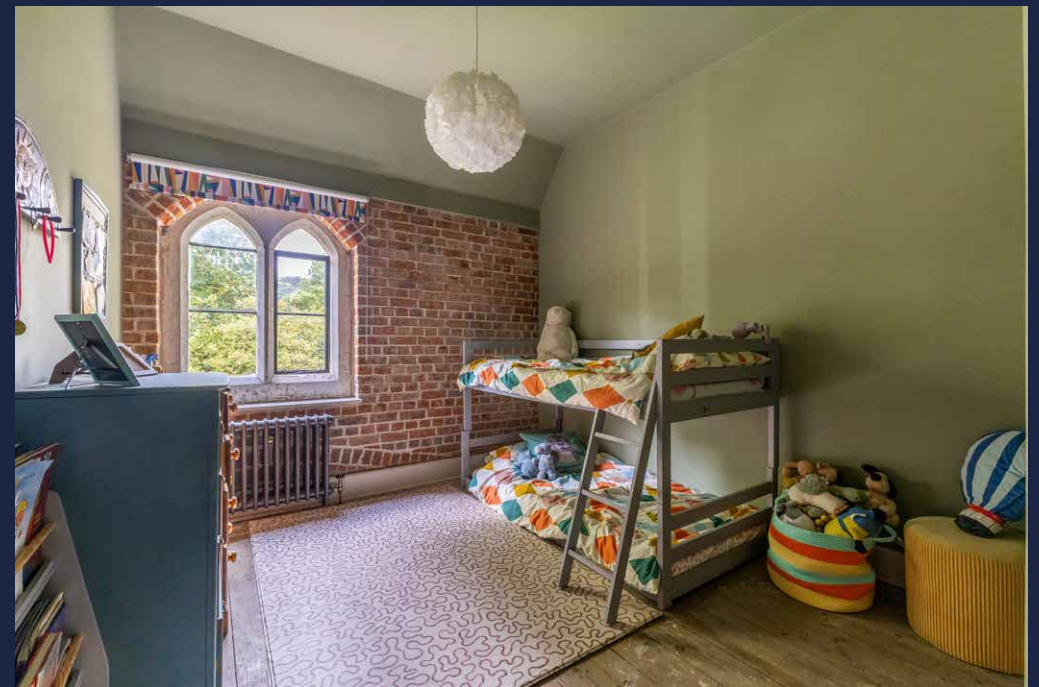
Both rooms have Dunsley log-burners and working shutters.

Upstairs, there are four main bedrooms (one with ensuite bathroom), a family bathroom and a smaller fifth room which is presently used as a home office. There is also extensive attic storage space. The owners have not re-carpeted the upper floors, giving optionality to incoming buyers to choose their preferred option.











Outside

Located in the Conservation Area, the property lies in a sought after residential area. The garden lies to the rear of the house, with a deep flagstone terrace off the dining area. Floral borders edge the lawn.

Whilst there is resident permit parking (Zone A), the property also comes with a detached garage and adjoining workshop amounting to 364 sq ft in total, located at the end of School Lane on Belle Vue Road.

Location & Amenities

Located on School Lane a moment from Wyndham Park, Old School House is a short, level walk from all of the city's excellent range of facilities – shopping, leisure and cultural. Salisbury boasts a well-thought of Playhouse, an Everyman cinema and twice-weekly charter market, with a plethora of restaurants, shopping, and leisure facilities.

There are a number of primary and secondary schools, both private and state, including boys and girls grammar schools. Salisbury's prized grammar schools of Bishops and in particular South Wilts Grammar school for girls are with walking distance. Salisbury also offers some excellent local private schools including: The Cathedral School, Leehurst Swan, and Chafyn Godolphin.

Salisbury has excellent road links to London, Southampton and Bournemouth and provides direct trains to London Waterloo from Salisbury mainline railway station (journey time approximately 90 minutes).



Garage and Workshop



Additional Information

Services:

Mains electricity, water, gas and drainage. BT fibre broadband.

Tenure:

Freehold

Council Tax Band:

E

EPC rating:

D (60)

Agents' Note:

The property is semi-detached with St Edmunds School. There is a flying freehold where a small end section of the attic goes over part of the school.

Postcode:

SP1 3YA

What3words:

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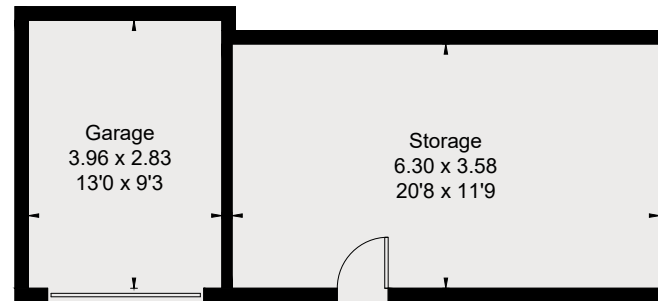


Approximate Floor Area = 183.0 sq m / 1970 sq ft

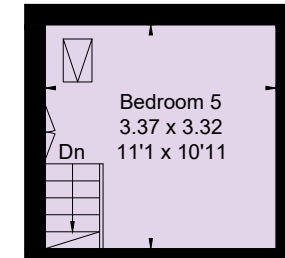
Garage = 11.2 sq m / 120 sq ft

Storage = 22.7 sq m / 244 sq ft

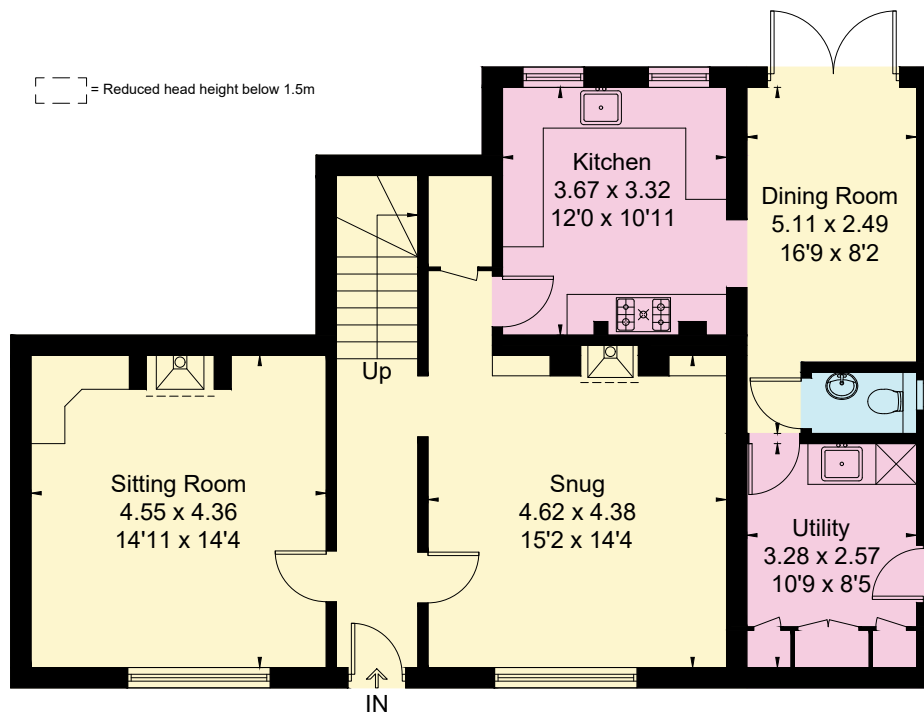
Total = 216.9 sq m / 2334 sq ft



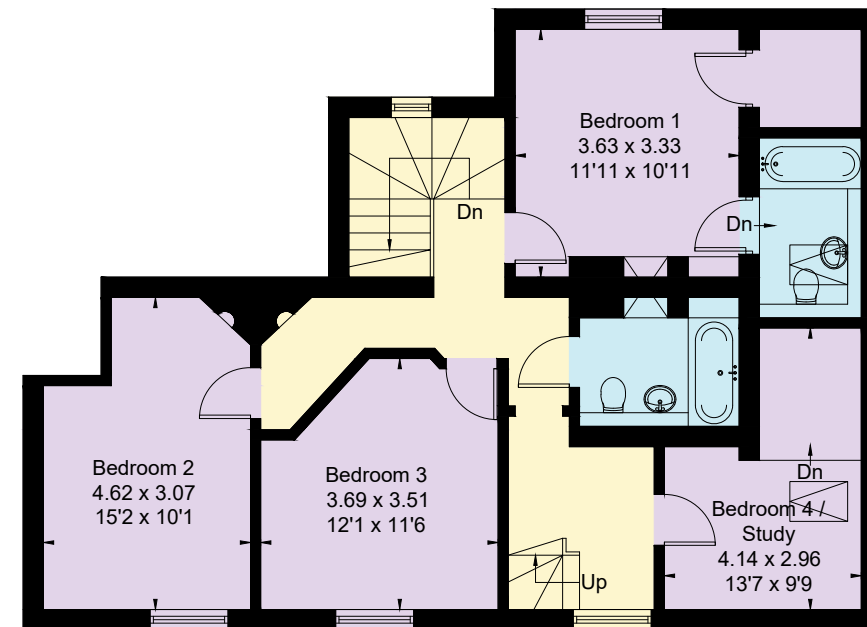
(Not Shown In Actual
Location / Orientation)



Second Floor



Ground Floor



First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #115659



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