



OLD SCHOOL HOUSE | SHUTE HILL | CHORLEY | STAFFORDSHIRE |

Downes
&
Daughters
ESTATE AGENCY



OLD SCHOOL HOUSE

SHUTE HILL | CHORLEY | STAFFORDSHIRE | WS13 8DB

£695,000

An impossibly attractive former school house, dripping with original features and cleverly blending them with contrasting contemporary twists resulting in a strikingly stylish home. Built by Thomas James in 1877 and last used as a school in 1961, this impressive conversion now extends to 1,780 square feet of flawlessly presented accommodation arranged over two floors and occupies an imposing elevated position at the very centre of this highly desirable Staffordshire village. Convenient for both Lichfield and Burntwood centres and only moments away from the popular Nelson pub. The sensible design of this property takes full advantage of its position with an internal inspection highly recommended to fully appreciate the unrivalled setting but also the attractive nature of the house itself. The ground floor has clearly been designed with entertaining in mind with that 32ft school room taking centre stage, complete with original parquet floor and inglenook fireplace, now serving as a modern double aspect living and dining room with a separate snug area with doors to the rear garden.

The kitchen diner is also a wonderfully bright double aspect room with Aga, utility room and pantry. A useful study and guest cloakroom complete the ground floor accommodation. The first floor is equally impressive with an opulent principal bedroom with charming picture window, loft storage space and contemporary en suite wet room and the two further bedrooms sharing the family bathroom. All bedrooms benefitting from fitted wardrobes. Externally the property sits within an impressive plot with walled lawned gardens to the front and rear, patio seating areas cleverly positioned to enjoy the sun all day long, an attractive raised kitchen garden and private driveway parking and a detached garage.

It has been said a million times before but this property really must be viewed to appreciate its exceptional nature and truly wonderful position.



GROUND FLOOR

- Vestibule Entrance Hallway
- Double Aspect Kitchen Diner With Aga
- Utility Room With Pantry & Access To Garden
- Striking 32ft Open Plan Double Aspect Living & Dining Room With Original Parquet Floor, Exposed Brick Inglenook Fireplace & Log Burner
- Opening In To Snug With Double Doors To Rear Garden
- Study
- Guest Cloakroom





FIRST FLOOR

- Landing With Airing Cupboard
- Double Aspect Principal Bedroom With Feature Picture Window, Fitted Wardrobes & Loft Storage Space
- Contemporary En Suite Wet Room With Fitted Wardrobes
- Double Aspect Bedroom Two
- Bedroom Three With Fitted Wardrobes
- Family Bathroom







WHY WE LOVE THIS HOUSE...

"We fell in love with this house straight away because of its unique character and welcoming feel. The open-plan layout is perfect for our lifestyle and still felt cosy and warm. We've also loved being part of such a friendly village community and will be very sad to leave".





OUTSIDE

- Attractive Walled Gardens On Three Sides
 - Private Driveway Parking For A Number Of Cars
 - Detached Garage
 - Shaped Lawns & Cobbled Pathways
 - Patio Seating Areas In Both Front & Rear Gardens
- Enjoying Sun Throughout The Day
- Stylishly Planted Borders
 - Charming Raised Kitchen Garden
 - Log Store & Boiler Room





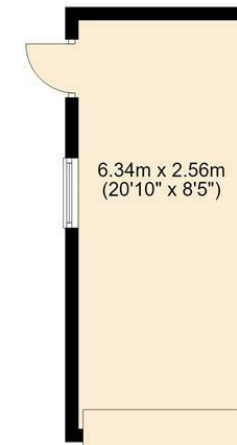
Ground Floor

Approx. 85.0 sq. metres (915.0 sq. feet)



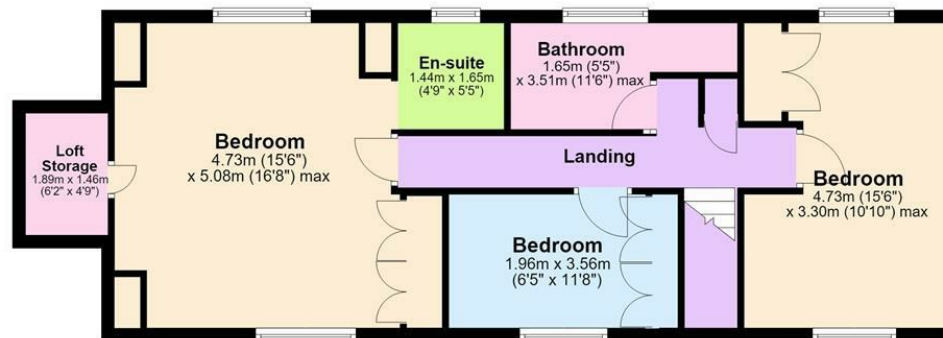
Garage

Approx. 16.2 sq. metres (174.4 sq. feet)



First Floor

Approx. 64.2 sq. metres (691.3 sq. feet)



Total area: approx. 165.4 sq. metres (1780.7 sq. feet)



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