



The Old School House, Church Lane, Blymhill

Offers In Region Of £575,000

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The Old School House, Church Lane, Blymhill

Nestled within the sought-after village of Blymhill, this charming Grade II listed Victorian former school house presents a wonderful opportunity to create a distinguished family home. Offering immense character this unique residence blends period features with stylish and well thought after decor and design.

Built from attractive sandstone, with decorative red tile roofing and period window details, the property retains a host of original architectural elements. A Gothic-style arched doorway leads into a welcoming hallway with a selection of doors leading to the ground floor living quarters and stairs to the first floor landing.

The Ground Floor Living Quarters offer an exceptional array of beautifully appointed rooms, including a charming butler's pantry/ study, an exquisite cottage-style entertainment kitchen area complete with a feature log burner and adorable side feature gothic entrance (Perfect for entertaining) The elegant family lounge flows seamlessly into a formal dining room, while a versatile snug or may be an occasional guest bedroom 4 provides flexible living options. A serene bright breakfast room invites relaxed morning gatherings, complemented by a well-equipped adjoining utility room and a discreet guest WC.

Ascending from the entrance hall to the first-floor landing, you are welcomed by three generously proportioned bedrooms, each offering calm, comfort and style, along with a beautifully appointed family bathroom.

Stepping out into the grounds, you are embraced by beautifully landscaped and impeccably maintained gardens. Thoughtfully designed with stepped access leading to the large gated car parking area, which offers great potential for a detached garage (subject to relevant permissions). The garden features winding gravel pathways, an array of mature trees, vibrant planting, and a variety of serene seating areas. A charming feature wall and an elegant gated entrance further enhance the character and exclusivity of this exceptional outdoor sanctuary.





Entrance Hall

Striking Gothic-style entrance door leading into a welcoming hallway, featuring oak flooring, a stylish wall-mounted radiator, internal doors to various rooms, stairs to the first-floor landing, and a useful understairs storage cupboard.

Study / Butler's Pantry (7' x 5')

Versatile space ideal as a study or pantry, with oak flooring and direct access into the dining room.

Dining Room (12' 5" x 10' 8" into recess)

Charming room with oak flooring, triple-column wooden-framed double-glazed windows to the front, an electric fire, feature wall-mounted radiator, and doors providing access to multiple rooms.





Family evening Lounge (11'4" x 12'3")

Elegant living area featuring triple-column double-glazed wooden-framed windows to the side, a Gothic-style stone fireplace with remote-controlled electric fire, a stylish wall-mounted radiator, and access to the entrance hall.

Snug / Guest bedroom (9'4" x 8'7")

Flexible ground floor room, perfect as a guest bedroom or snug. Benefits from two ceiling-mounted double-glazed skylights, a wall-mounted feature radiator, and a connecting door to the dining room.

Breakfast Room (9'2" x 7'8")

Bright and airy with a roof lantern-style window, tiled flooring, ceiling spotlights, feature radiator, and doors to adjoining rooms.

Entertainment Kitchen (15'6" max x 12' min x 12'7")

Stunning cottage-style kitchen diner boasting an original Gothic-style door to the side, pantry with front-facing window, and a premium selection of fitted wall and base units with granite worktops. Features a central island with granite surface, Belfast sink, quadruple double-glazed wooden-frame windows to the front, two feature radiators, part brick-effect tiled walls, tiled flooring, and a charming log burner. Doors lead to multiple internal rooms.

Utility Room (7'9" x 5'5")

Practical space with fitted wall and base units, roll-top work surfaces, integrated sink, plumbing for a washing machine, brick-effect tiled walls, tiled flooring, oil boiler, spotlights, and roof lantern. Includes door to side access and another to the breakfast room.

First Floor Landing

Features a beautiful fluted original window to the front, stairs descending to the ground floor, wall-mounted feature radiator, and doors leading to all first-floor rooms.

Bedroom One (15'4" into recess x 12'5")

Impressive and beautifully presented master bedroom with vaulted ceiling and exposed beams, two front-facing double-glazed wooden-frame windows, and a feature wall-mounted radiator. Early viewing is highly recommended.

Bedroom Two (12'1" x 7'8")

Charming room with vaulted ceiling, triple-column wooden-frame windows offering church views, feature radiator, and door to the landing.





Bedroom Three (11'4" x 8'9")

Well-proportioned room with high ceilings, original fireplace, loft access, double-glazed rear window, feature radiator, and door to the landing.

Family Bathroom

Stylish suite including a roll-top freestanding bath with mixer tap, pedestal wash basin, low flush toilet, tiled flooring, part brick-effect tiled walls, airing cupboard, and rear-facing double-glazed window.



Car Parking

A large gated car parking area to the front right side of the property, a spacious area ideal for a detached garage (subject to relevant permissions), this area has dual step access to the stunning garden.

Ground Floor Guest WC

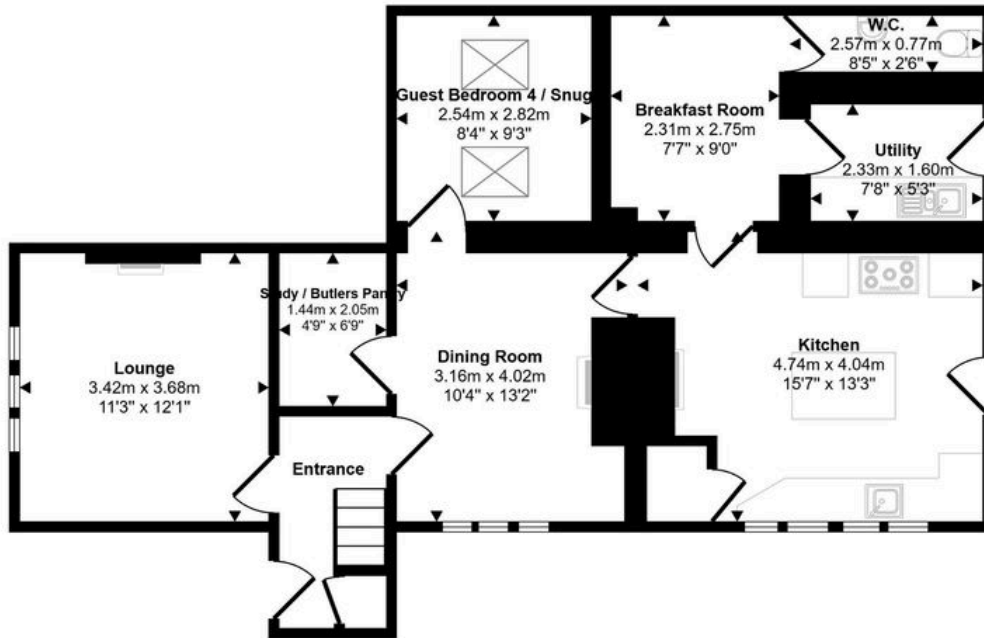
Comprising a low flush toilet, pedestal wash basin, heated towel rail, extractor fan, and part brick-effect tiled walls. Accessed via the breakfast room.



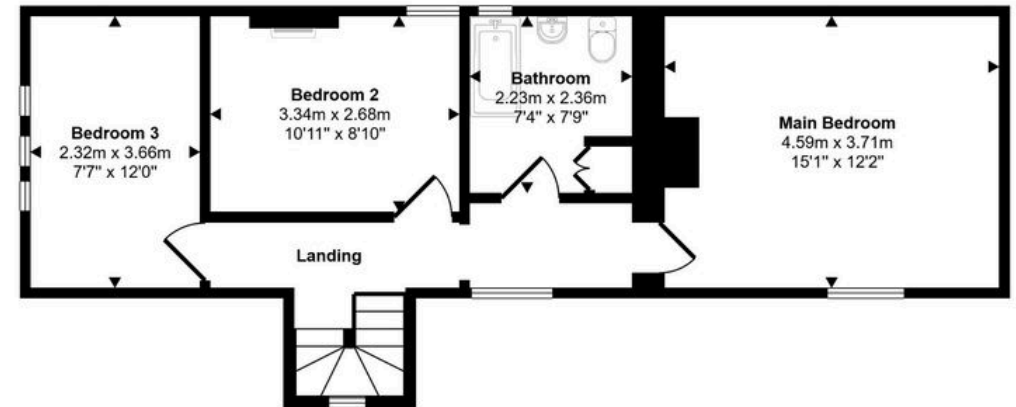
Gardens

Beautifully landscaped and meticulously maintained gardens featuring stepped access to the parking area, gravel pathways, mature trees, plants and shrubs, and several tranquil seating areas located to the front, left, and right of the property. A feature wall and gated entrance add to the charm of this exceptional outdoor space.

Approx Gross Internal Area
128 sq m / 1377 sq ft



Ground Floor
Approx 77 sq m / 825 sq ft



First Floor
Approx 51 sq m / 552 sq ft