



**9 CHURCH STREET
GAINSBOROUGH, DN21 5UQ**

**£350,000
FREEHOLD**

Picture-Perfect Former Victorian School House Dating Back To 1859 With Beautiful Gardens, Courtyard, Garden Room Extension And Character Features Throughout In The Heart Of Hemswell



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DESCRIPTION

The Old School House, Church Street, Hemswell

Nestled in the heart of the picturesque village of Hemswell, The Old School House is a beautifully presented former Victorian school building dating back to 1859, offering an exceptional blend of period charm and modern comfort. Lovingly remodelled and extended over time, this unique home retains a wealth of original character features whilst providing generous and versatile living space suited to modern family life. The property is a rare opportunity to purchase a picture-perfect, chocolate box cottage in the Lincolnshire countryside, and the front elevation looks truly stunning when the wisteria is in flower and the gardens are in full bloom.

Positioned on a substantial plot with private gardens, courtyard seating areas and allotment space, the property offers both tranquillity and practicality, with approximately 1,556 sq ft of internal accommodation arranged over two floors. The setting is truly special, situated beside the village maypole and surrounded by the charm of this well-regarded rural community.

Internally, the property immediately impresses with its sense of warmth and character. The front lounge is a cosy yet elegant space featuring an open fireplace, while the separate dining room provides a wonderful entertaining area complete with a log burner and stone hearth. The farmhouse-style kitchen, updated in recent years, is fitted with a range of wall and base units and integrated appliances, opening through to a useful study/pantry area.

To the rear of the home is a particularly attractive feature - the garden room extension, filled with natural light and enjoying delightful views over the courtyard garden. This space provides a flexible reception area

ideal for year-round use, seamlessly linking the indoor and outdoor living spaces. A separate utility room and ground floor shower room add further convenience.

To the first floor, the property offers three well-proportioned bedrooms, all enjoying pleasant aspects, along with a spacious family bathroom suite. A further nursery or study area provides additional versatility, ideal for home working or growing families.

Externally, the property continues to impress. The courtyard garden offers a private and charming outdoor seating area, while the larger gardens extend beyond with lawned sections, planted borders and a generous allotment area, perfect for keen gardeners. A selection of outbuildings, wood stores and a summer house provide excellent storage and lifestyle potential, along with gated vehicular access and driveway parking to the front.

The Old School House represents a rare opportunity to acquire a truly individual home combining historic character, generous living space and beautiful outdoor surroundings, all within a sought-after village setting with convenient access to nearby amenities, the Hemswell Antique Centres and Lincolnshire Showground.

Entrance Hall

Accessed via the front door, a welcoming entrance space with window to the front aspect, tiled flooring and stairs rising to the first floor. Doors lead through to the main reception rooms.

Lounge

A cosy yet elegant front-facing reception room filled with natural light and centred around an attractive open fireplace, creating a warm and inviting living space that perfectly reflects the character of the home.

Dining Room

A generous second reception room ideal for entertaining, featuring a log burner with stone hearth, ample space for a large dining table and a pleasant outlook to the front.

Kitchen

Farmhouse-style fitted kitchen with a range of wall and base units, complementary work surfaces and integrated appliances. Offers excellent workspace and storage, with access through to the study/pantry and rear accommodation

Study / Pantry

A highly versatile additional space which can be utilised as a home office, pantry or hobby room, providing further practicality to the ground floor layout.

Utility Room

Fitted with additional storage units and plumbing for white goods, with external access to the garden and internal access through to the shower room and garden room.

Ground Floor Shower Room

Convenient three-piece suite comprising shower cubicle, wash hand basin and WC, ideal for guests or day-to-day practicality.

Garden Room

A standout feature of the home - a bright and spacious extension with glazed surrounds and French doors opening onto the courtyard garden. A wonderful year-round reception space ideal for relaxing or entertaining while enjoying views of the garden.

First Floor Landing

Providing access to all bedrooms, nursery/study and family bathroom, with pleasant outlook to the front.

Bedroom One

A spacious double bedroom with built-in storage and a side aspect window allowing plenty of natural light.

Bedroom Two

A well-proportioned bedroom positioned to the front, benefiting from fitted wardrobe space and attractive village views.

Bedroom Three

A comfortable third bedroom overlooking the rear garden, ideal as a guest room or child's bedroom.

Nursery / Study

A useful additional room suitable for use as a nursery, dressing room or dedicated home office.

Family Bathroom

A generous bathroom suite fitted with bath, separate shower cubicle, wash hand basin and WC, offering both comfort and practicality.

Outside

To the front, the property enjoys driveway parking and an attractive frontage which becomes particularly striking when the wisteria is in bloom. To the rear, the home benefits from a charming courtyard seating area, extensive gardens, allotment space and a selection of outbuildings including wood stores and a summer house - creating a wonderful blend of lifestyle and practicality rarely found in properties of this nature.

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ADDITIONAL INFORMATION

Local Authority –

Council Tax – Band C

Viewings – By Appointment Only

Floor Area – 1625.00 sq ft

Tenure – Freehold



GROUND FLOOR
930 sq.ft. (86.4 sq.m.) approx.



1ST FLOOR
626 sq.ft. (58.2 sq.m.) approx



TOTAL FLOOR AREA: 1556 sq.ft. (144.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Energy Efficiency Rating

A horizontal bar chart showing energy efficiency ratings from A to G. The scale is color-coded: A (dark green), B (medium green), C (light green), D (yellow), E (orange), F (red-orange), and G (red). Each rating is accompanied by a numerical range in parentheses. To the right of the chart, two orange arrows point right, each containing a yellow box with a numerical value: 74 above 74 and 55 above 55.

Rating	Range (%)	Current	Potential
A	(92 plus)	74	55
B	(81-91)		
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		

Very energy efficient - lower running costs

Not energy efficient - higher running costs

England & Wales

EU Directive 2002/91/EC

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