



 **The School House, Kinnersley**  
Herefordshire

Guide Price  
**£620,000**



**Bedrooms: 5 | Bathrooms: 4 | Receptions: 3**

## **The School House, Kinnersley**

Nestled in the heart of the picturesque Herefordshire village of Kinnersley, The School House is an enchanting former primary school that has been thoughtfully converted into a warm and characterful family home. Retaining its original architectural features and historic charm, the property offers generous accommodation, beautifully established gardens and an inviting sense of rural tranquillity.

**Porch – Utility Room – Large Modern Kitchen/Breakfast Room – Drawing Room/Dining Room in Original School Hall – Sitting Room – Family Room – Downstairs Bathroom – Boiler Room – Two Downstairs Double Bedrooms Both with Ensuites – First Floor: Landing – Double Bedroom – Single Bedroom – Master Bedroom with Ensuite, Dressing Room with Built-In Wardrobes and Space for Office – Landscaped Gardens – Greenhouse – Numerous Patio Areas – Garage with Insulated Room Suitable for Home Gym – Outbuildings – Raised Vegetable Bed – Private Gated Driveway – Approximately 0.3 Acres – Views of Herefordshire Countryside**

The School House forms part of Kinnersley's rich local heritage. Originally constructed in the late 19th century to serve the village community, the building once echoed with the life of a traditional village school. Many of its period features—tall mullioned windows, lofty ceilings, and the solid craftsmanship of the era—have been carefully preserved, lending the home a graceful blend of authenticity and comfort.

Today, The School House stands as a fine example of how historic structures can be sensitively adapted for modern living, with thoughtful updates that complement its original character.

## **The Property**

Behind its attractive façade, The School House offers light-filled accommodation arranged with practicality and style.

### **Ground Floor:**

A solid timber door set within a stone porch opens into the entrance hall, where the building's Victorian character is immediately apparent. The hall provides good space for furniture and connects to two rooms that originally formed the headteacher's quarters. The first, with a front-facing window, is well suited as a study, sitting room or bedroom. The second, with a French doors onto a patio, offers a quiet reception or family room and is currently used as a music room. From this area there is access to the family bathroom, the boiler room with useful storage, the inner hall leading to bedrooms four and five, and the staircase to the first floor.

A separate door—once the girls' entrance—leads from the entrance hall into the drawing room, the original school hall, a particularly impressive space defined by its high ceilings, exposed roof timbers, original floorboards and tall windows that provide excellent natural light. A fireplace with large wood-burning stove serves as the focal point. The hall is versatile and can be designed to function as both a family sitting room and formal dining room or adapt to a family's needs.

Through what was formerly the boys' entrance is a secondary porch, giving access to







### First Floor:

The staircase from the family room leads to the three first-floor bedrooms. The master bedroom is a good-sized double with an original fireplace and countryside views. It includes a dressing area with built-in wardrobes, as well as an en-suite shower room. The second bedroom is also a double with far-reaching views to the south east. The third bedroom, a single, would make an ideal study or nursery, with a feature window to the front. Bedrooms four and five, located on the ground floor and accessed from the inner hall, are both doubles with rear windows and en-suite shower rooms.

### Garden:

The south-facing front garden is mainly laid to lawn and includes mature trees, shrubs and hedging. To the west is a Victorian-style greenhouse and an orchard with specimen fruit trees. A path leads around the rear of the property, which is bordered by fencing. To the east, an area provides an outdoor space suitable for dining and entertaining. The driveway offers ample parking for several vehicles. The garage, fitted with both a pedestrian entrance and double doors, has light and power and the rear is insulated and suitable for use as gym, a workshop or studio.

### Location:

Kinnersley is a highly sought-after rural village surrounded by rolling Herefordshire countryside. The area offers excellent walking, a friendly community atmosphere, and convenient access to nearby towns such as Eardisley, Weobley, and Hereford. Local amenities, schools, and transport links are all within easy reach, making The School House perfectly placed for both village living and modern convenience.

