



Old School House Ginton Road, Helpston, Peterborough, PE6 7DG
Guide Price £475,000



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Tenure: Freehold

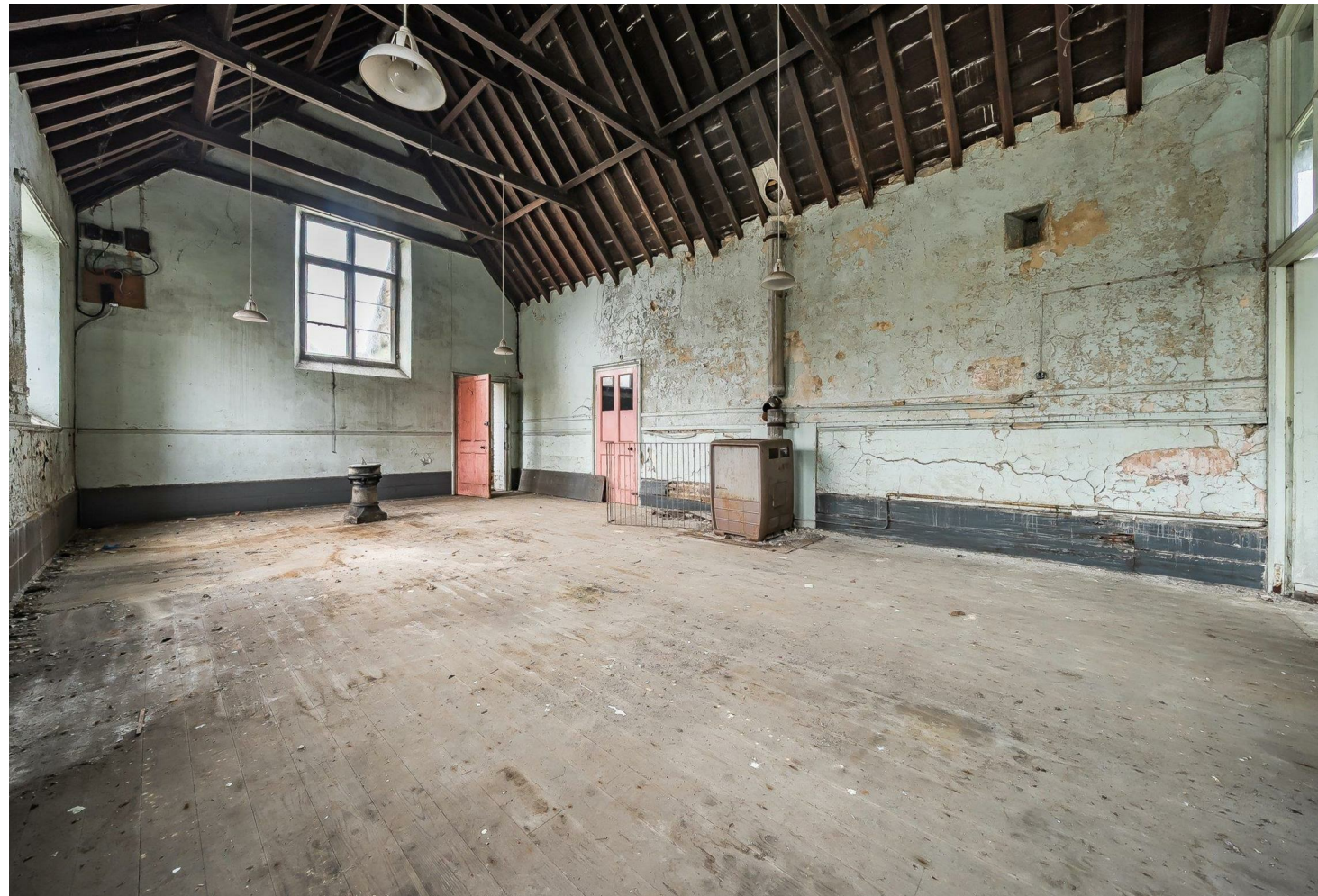
Council Tax Band: (Peterborough City Council)



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A pretty 3 bedroom stone Cottage with an adjoining former Victorian School standing in gardens and grounds of approximately 0.34 acres.

The property is unlisted and presents a rare opportunity for redevelopment, subject to obtaining the necessary planning consents. The property stands in the centre of the village and has a total floor area of approximately 3,580 sq ft (332.6 sq m).



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Old School House was built in 1856 with late 1800's extensions and features local stone with quoins to the front elevation and local stone, rendering and brick to the rear elevation. The roof is part Collyweston slate and part concrete tile.

The property comprises a single storey Former School with attached two storey stone cottage (The Old School House) sitting in a total site area of approximately 0.34 acres. There is a further range of dilapidated outbuildings to the rear.

Old School House provides an excellent development opportunity to either create a very substantial property by converting of the Former School to a single dwelling or to enlarge The Old School House incorporating some of the Former School and converting the rest of the single storey Former School to a separate dwelling. The current owner sought planning advice in the matter from the Peterborough City Council whose reply is incorporated herein.

The current accommodation can be summarised as follows:

THE OLD SCHOOL HOUSE:

Ground Floor: Entrance Hall, WC, Study, Dining Room, Lounge, Kitchen;

First Floor: three Bedrooms, Bathroom.

FORMER SCHOOL:

Entrance Passageway, School Room 1, School Room 2, Room 3, Room 4, Front Hall, WC.

OUTSIDE there is a good size area of mainly lawned garden immediately to the rear of The Old School House, detached Outhouse and tarmac parking area to the rear of the Former School.

THE OLD SCHOOL HOUSE:

A stone built former School House situated in the centre of this popular village, close to Peterborough and ideal for commuters to London. The property dates from the mid 1800's with later brick extensions.

ACCOMMODATION

GROUND FLOOR

Entrance Hall 2.49m max x 1.85m (8'2" max x 6'1")

Main entrance hall, full ceiling height, radiator, stairs to first floor.

WC 1.55m x 0.84m (5'1" x 2'9")

(understairs)

Fitted low level WC and wash hand basin.

Study 4.27m x 3.94m (14'0" x 12'11")

Two radiators, fitted bookcase, stone mullion window to front elevation, further window to side elevation.

Dining Room 3.68m x 3.63m (12'1" x 11'11")

Log-burning stove, radiator, brick floor, stone mullion window to rear elevation, external door with glass panel to rear elevation.

Lounge 4.45m x 3.63m (14'7" x 11'11")

Open fireplace with original cast iron Victorian fireplace, arched display alcoves to either side of fireplace, radiator, dual aspect to rear and side elevations, French doors with full height window to side opening to rear elevation.

Kitchen 3.35m x 2.34m (11'0" x 7'8")

White fronted floor and wall mounted units with formica worktops, inset single drainer stainless steel sink, radiator, service hatch to Dining Room, space and plumbing for washing machine and dishwasher, Boulter oil fired boiler, freestanding electric cooker, strip lighting, window to side elevation.

FIRST FLOOR

Landing (One)

Galleried stairs, window to front elevation.

Bedroom One 4.19m x 3.94m (13'9" x 12'11")

Two radiators, stone mullion window to front elevation.

Inner Landing 3.61m x 1.73m (11'10" x 5'8")

Built-in airing cupboard with hot water cylinder, radiator, roof access hatch.

Bedroom Two 3.81m x 3.63m (12'6" x 11'11")

Fitted wardrobes to one wall, two radiators, window to rear elevation.

Bedroom Three 3.35m x 2.49m (11'0" x 8'2")

Radiator, window to side elevation.

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Bathroom 2.77m x 2.21m max (9'1" x 7'3" max)

White suite comprising pedestal hand basin, low level WC and panelled bath with tiled surround, separate shower cubicle with tiled surround and wall mounted shower. Radiator, window to rear elevation.

ATTACHED FORMER SCHOOL BUILDING:

Entrance Passageway 7.77m x 1.83m (25'6" x 6'0")

Links front and rear external doors.

School Room One 8.84m x 5.51m (29'0" x 18'1")

Timber floor, exposed roof timbers, three windows to front elevation, two windows to rear elevation.

School Room Two 9.22m x 5.51m (30'3" x 18'1")

Timber floor, exposed roof timbers, internal timber partition, three windows to front elevation, further window to side elevation.

Room Three 9.86m x 6.86m (32'4" x 22'6")

Two electric heaters, two stone mullion windows to rear elevation, further window to side elevation.

Room Four 2.46m x 1.83m (8'1" x 6'0")

Tiled floor.

Front Hall 1.91m x 3.30m + 2.11m x 1.24m (6'3" x 10'10" + 6'11" x 4'1")

Tiled floor.

WC 1.85m x 1.37m (6'1" x 4'6")

Fitted WC and wash hand basin.

OUTSIDE

To the rear of the house there is a good size area of lawned garden with borders and hedge boundary and beyond it, adjoining the rear of the school house, there is a tarmac area of hard standing for a number of vehicles.

Detached Outhouse

Stone built construction housing:

Side Room 1.75m x 0.99m (5'9" x 3'3")

Log Store 1.17m x 0.97m (3'10" x 3'2")

Small Store 1.65m x 2.92m (5'5" x 9'7")

With old copper.

Brick Outbuilding 14.02m x 3.73m (46'0" x 12'3") (external measurements)

PLANNING

An email is attached to this brochure from Peterborough City Council Planning Department.

The planning department has indicated that they would support the creation of a total of two dwellings on this site to include the existing School House. This could involve converting the School Building into a single large dwelling or possibly converting the school building into a dwelling and utilising part of this building to extend the existing School House.

METHOD OF SALE

The property is offered available for sale by private

treaty, with vacant possession being given upon completion. The Vendor would not consider any conditional offers to purchase this property.

SERVICES

Mains electricity
Mains water supply
Mains sewerage
Oil central heating

According to <https://checker.ofcom.org.uk/>
Broadband availability: Standard, Superfast, Ultrafast
Mobile signal availability:
EE - good outdoor
O2 - good outdoor
Three - good outdoor
Vodafone - good outdoor
Results are predictions and not a guarantee.

None of the services, fittings, or appliances (if any) heating installations, plumbing or electrical systems, telephone or television points have been tested by the Selling Agents.

COUNCIL TAX

Band D
Peterborough City Council. Telephone 01733 452258.

INDEPENDENT MORTGAGE ADVICE

Murray, in conjunction with St. James's Place Wealth Management can offer free independent advice whether you buy through Murray Estate Agents or another agent. St. James's Place Wealth

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Management have access to over 13,000 mortgage products and are able to find the most competitive products from the whole market. Your home may be repossessed if you do not keep up repayments on your mortgage.

N.B.

Interested parties are advised to check with ourselves that these particulars have not been altered or amended in any way since they were issued.

VIEWING

By appointment to be made through the Selling Agents please. If you are travelling a long distance please telephone prior to departure to ensure the property is still available and to discuss any particular points which are likely to affect your interest in this property in order that you do not make a wasted journey.

OFFICE OPENING HOURS

Monday - Friday 9.00 - 5.30

Saturday 9.00 - 12.00

DISCLAIMER

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. No responsibility is assumed for the accuracy of individual items. Prospective purchasers and lessees ought to seek their own professional advice.

2. All descriptions, dimensions, area, reference to condition and necessary permission for use and occupation and their details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection, or otherwise as to the correctness of each of them.

3. No person in the employment of Messrs Murray has any authority to make or give any representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property on behalf of the vendor.

4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

5. It should not be assumed that the property has all necessary planning, building regulation or other consents. Where any reference is made to planning permission or potential uses, such information is given in good faith.

6. The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer of a contract and neither the agents nor their employees has any authority to make or give any representations or warranty in relation to this

property.

Money Laundering Regulations 2003

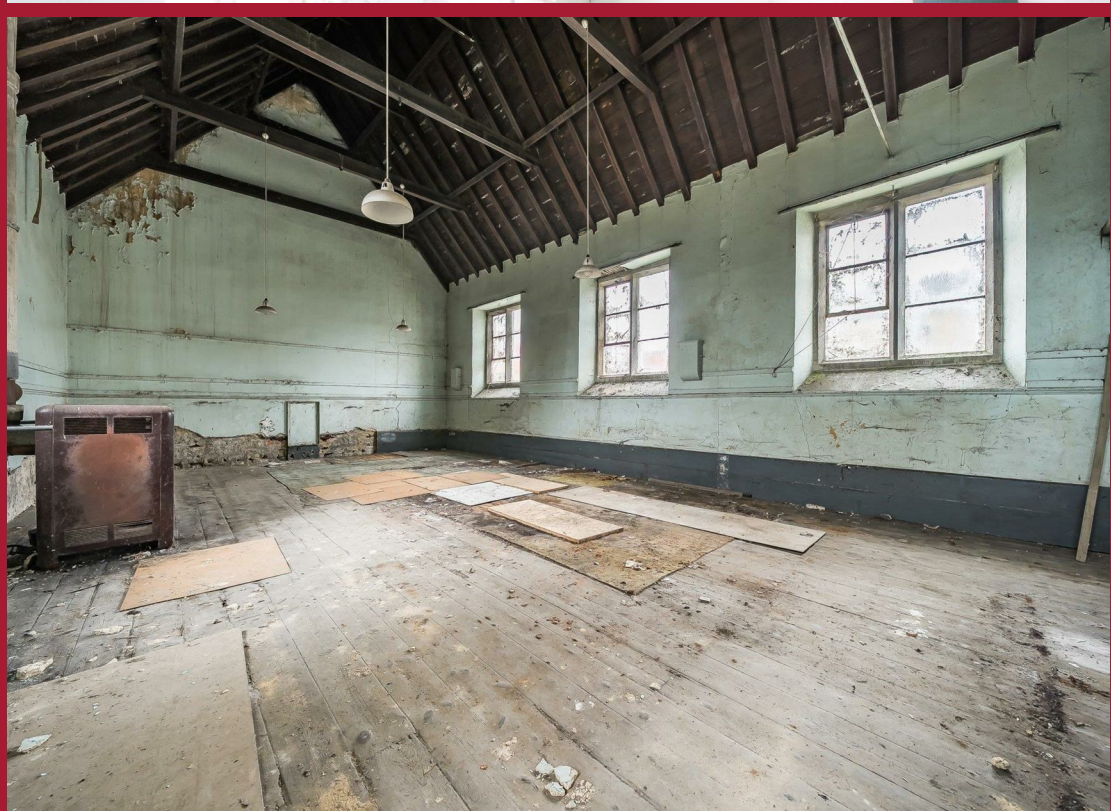
Anti-Money Laundering Regulations came into force in March 2004. These regulations affect estate agents, there will be requirement that Murray's confirm the identity of its seller and buyers.





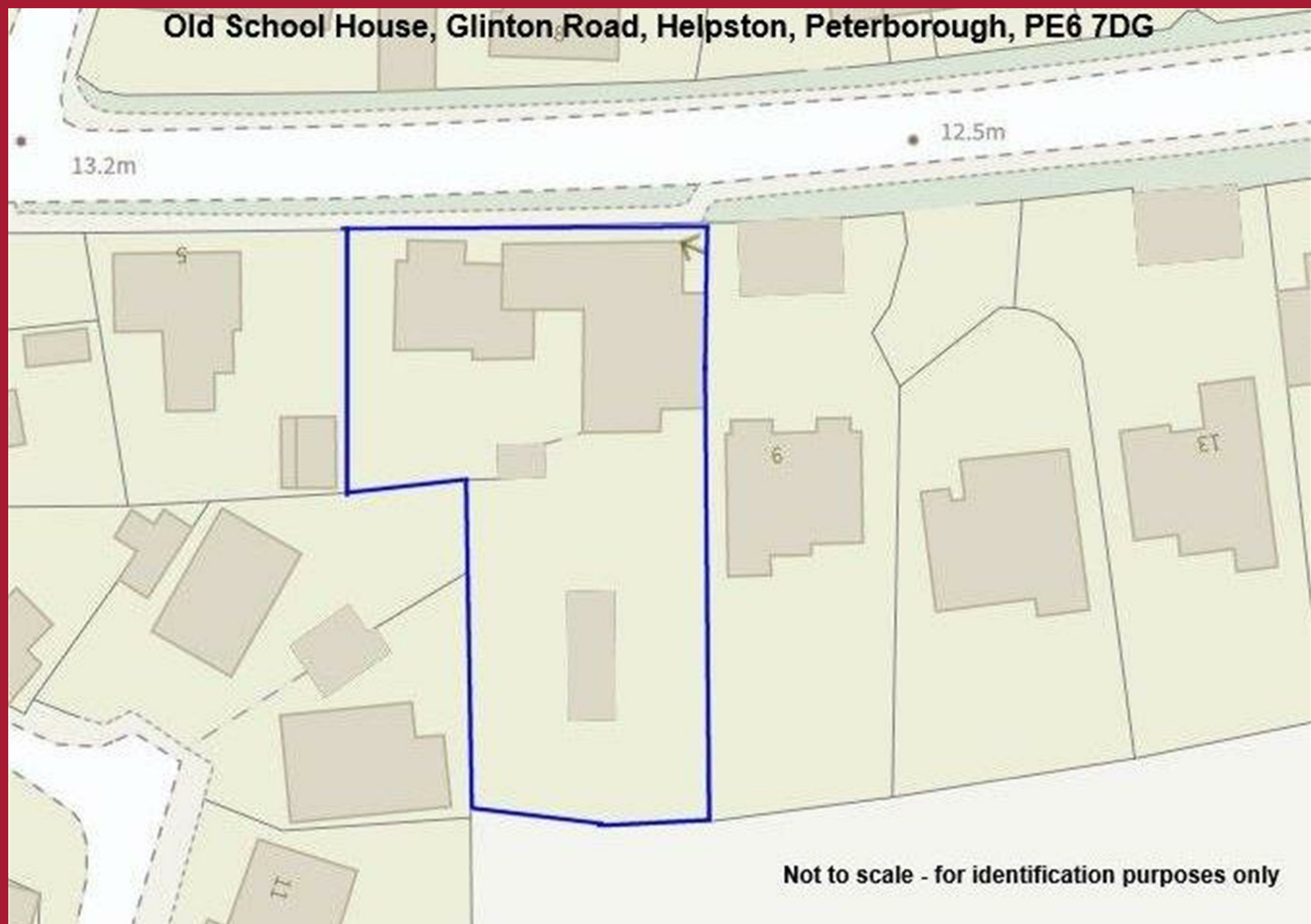




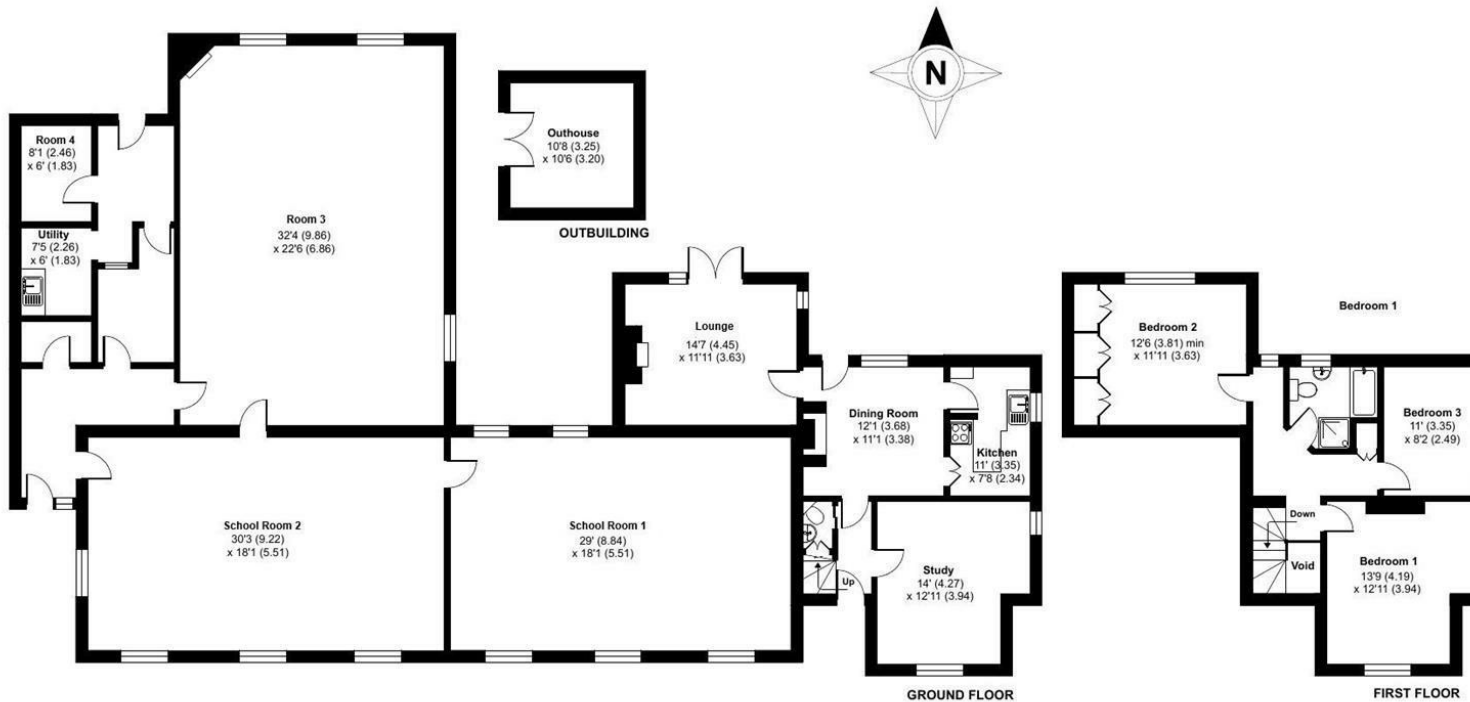




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Approximate Area = 3469 sq ft / 322.2 sq m
 Outbuilding = 112 sq ft / 10.4 sq m
 Total = 3581 sq ft / 332.6 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Murray Chartered Surveyors and Estate Agents. REF: 1401901



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	37	69
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

