



OLD SCHOOL HOUSE

MAINSTONE | BISHOPS CASTLE | SY9 5LQ





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Bishops Castle 4 miles | Ludlow 18.7 miles | Shrewsbury 21.5 miles
(all mileages are approximate)

A DISTINCTIVE DETACHED VICTORIAN RESIDENCE OFFERING
GENEROUS FAMILY ACCOMMODATION, EXCEPTIONAL GARDENS AND
GROUNDS EXTENDING TO JUST OVER HALF AN ACRE.

Stunning country setting with a stream & wonderful vistas
Over half an acre of mature gardens and orchard paddock
Spacious four bedrooms and landing bedroom/office
Three reception rooms, kitchen and conservatory
Large L-shaped garage/workshop and ample parking



Shrewsbury Office

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Viewing is strictly by appointment with the selling agents

DIRECTIONS

What3Words: ///polar.jaundice.register

From Bishops Castle proceed up Welsh Street, up through the Cabin & Banks Head for about 1.1 miles to Bishops Moat, bearing left and then right signed for Mainstone. Continue on this lane for about 1.5 miles and go through Mainstone and keep on the road past the village hall and the property is found first on the right.

SITUATION

Mainstone remains one of South Shropshire's hidden treasures-a peaceful rural hamlet surrounded by rolling farmland, ancient woodland and the beautiful upland scenery that makes this part of the county so highly regarded.

Nearby Bishop's Castle offers an excellent range of independent shops, cafés, public houses and everyday amenities, while the surrounding countryside provides countless opportunities for walking, cycling and outdoor pursuits, including Offa's Dyke and the Shropshire Way.

Despite its wonderfully secluded atmosphere, the property remains well connected to its strong rural community and the surrounding market towns and local road network.

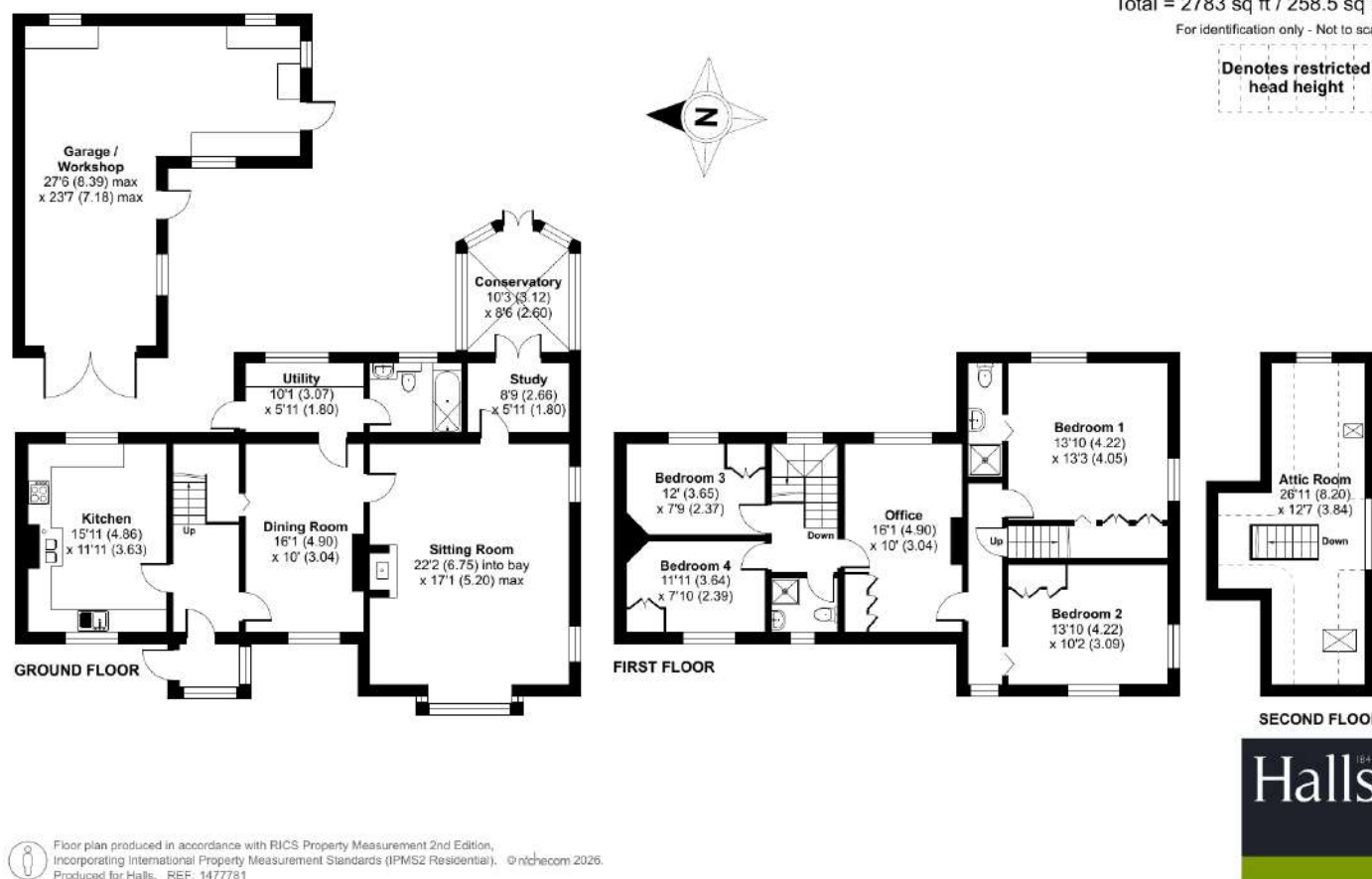
PROPERTY

Originally built during the Victorian era to serve the children of this peaceful rural community, the former village school has evolved into a wonderfully spacious family home of immense charm and individuality. Sympathetically extended over the years, it now offers over 2,000 square feet of versatile accommodation, beautifully complemented by enchanting gardens, an orchard paddock, a substantial garage/workshop and one of the most captivating settings to be found in the South Shropshire Hills.

Approximate Area = 2226 sq ft / 206.8 sq m
Limited Use Area(s) = 111 sq ft / 10.3 sq m
Garage = 446 sq ft / 41.4 sq m
Total = 2783 sq ft / 258.5 sq m

For identification only - Not to scale

Denotes restricted head height



From almost every room, the eye is drawn towards uninterrupted views stretching across rolling pasture to Churchtown and the wooded slopes of Fron Wood, while the gentle waters of the River Unk weave quietly through the lower reaches of the grounds confirming the sense that it is a setting that feels wonderfully timeless.

The welcoming kitchen forms the heart of the house-a room full of warmth and character with its timber

flooring and traditional oil-fired range, creating the atmosphere of a classic country home. Beyond, the dining room provides an ideal gathering place for family meals and entertaining alike, with easy access to the adjoining utility room and ground floor shower room. The principal sitting room is both spacious and inviting, centred around an attractive exposed brick fireplace that provides a natural focal point for cosy evenings throughout the year. A connecting study offers an ideal home office or reading room before



leading into the delightful conservatory. Bathed in natural light, this is perhaps the perfect place to pause and appreciate the ever-changing views across the gardens, where each season brings its own beauty—from spring blossom and summer colour to golden autumn evenings and crisp winter mornings.

The first floor continues the generous proportions found throughout the home. Four true bedrooms provide excellent family accommodation, while a fifth room linking the landing to the two largest bedrooms offers remarkable flexibility as a nursery, dressing room, hobby room or additional study. The principal bedroom enjoys the convenience of an en-suite shower room, while a separate family shower room comfortably serves the remaining accommodation. Yet perhaps the property's most delightful surprise lies hidden above. Discreetly accessed by space-saving stairs, the attic room rises into the cupola, a wonderfully unusual feature that rewards those who climb with breathtaking panoramic 360-degree views across the South Shropshire Hills and the dramatic countryside beyond.

Few homes possess such a memorable vantage point.

OUTSIDE

Outside, The Old Schoolhouse truly comes into its own. The beautifully established gardens have clearly been created with both passion and patience over many years. Wide lawns weave between mature trees, flowering shrubs and colourful herbaceous borders, providing a rich tapestry of colour throughout the seasons.

Every corner reveals another peaceful place to sit, relax and enjoy the exceptional surroundings. Beyond the formal gardens lies a delightful orchard paddock, gently descending towards the brook before reaching the River Unk itself, whose gentle flow forms a wonderfully natural feature at the foot of the land. Extending to just over half an acre, the grounds provide space for children to explore, opportunities for wildlife to flourish and endless enjoyment for keen gardeners and lovers of the countryside alike.

Positioned close to the entrance stands a substantial L-shaped garage and workshop extending to approximately 445 square feet. Whether retained as excellent workshop and storage space or adapted for alternative uses, subject to the necessary planning permissions, it offers considerable flexibility for future owners. A generous gravel driveway provides ample parking for family and visitors alike.

GENERAL REMARKS

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

SERVICES

Mains water & electricity are understood to be connected. Private drainage and a supplementary spring water supply. Heating is from an oil range boiler and night storage heaters on Economy 7.

LOCAL AUTHORITY

Shropshire Council, The Guildhall, Frankwell, Shrewsbury, Shropshire.

Tel: 0345 678 9000.

COUNCIL TAX

Council Tax Band - D



RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing whether mentioned in these sale particulars.

BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences.

IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.
4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.



