



Old School House
School Lane | Walton on the Hill | Stafford | Staffordshire | ST17 0LQ

OLD SCHOOL HOUSE



The Old School House is a charming and well-presented detached character cottage situated in the ever-popular Walton on the Hill and within easy reach of the county town of Stafford. Positioned in close proximity to the local schools this house makes an ideal family home and includes 3 bedrooms 3 receptions and 2 bathrooms. There is potential to add an extra bedroom on the ground floor.



GROUND FLOOR

On entering this charming character cottage the old schoolhouse does not disappoint with its warm cosy ambiance and traditional styling. The entrance hall has exposed wooden features in abundance with stain glass windows complimenting the styling and leads into the very impressive sitting room. With vaulted ceilings and spacious throughout this room offers a pleasant balance of cosiness in front of the wood burner fireplace whilst naturally light with the large arched window and double aspect complimented by the exposed wooden flooring. Off the entrance hall the dining room resides and with its exposed beamed ceiling and fireplace continues the cozy ambiance complimented by the tiled flooring and an ideal place for those social occasions. This leads through to the kitchen where the farmhouse style compliments the overall styling with a modern twist with all the appliances for today's practicalities and requirements. A separate and useful utility/laundry room sits off the kitchen. The snug off the dining room makes a cozy reception space but also can be used as an extra bedroom if required and ideal for multi-generational living with an en-suite shower room. A downstairs cloakroom off the entrance hall completes the downstairs accommodation.









SELLER INSIGHT

“After 25 wonderful years, it is time for a new chapter, and for someone else to fall in love with Old School House just as we did,” says the current owner. “Set on the edge of Cannock Chase, surrounded by countryside yet close to everything you need, this is a truly special place to call home. When we first saw the house, we were captivated by its pretty frontage and sense of history. Inside, it needed some TLC, but we have lovingly restored and extended it, all while keeping its soul intact. We extended the kitchen and the bedroom above, making the living spaces bright and generous. The middle of the house is over 200 years old, and we have kept its character – low ceilings, a beautiful old brick fireplace where bread once baked, and a warmth you feel the moment you walk in. The heart of the home – the old schoolroom – is our favourite spot. Its soaring ceiling and gentle acoustics make it the perfect place to read, relax, or enjoy music and film. Over the years, it has hosted birthday parties, a wedding, and countless gatherings – this house loves to be full of people.

“Outside, we purchased additional land to the front, improving the shape and layout of the garden,” the owner says. “Now, it is a private, peaceful, and utterly charming space to relax and entertain. The front of the house faces what used to be an orchard, which still has three old apple trees, a plum tree, and a cherry tree which is a sight to behold when the blossom emerges in spring. The garden then wraps around the house with winding paths and quiet corners, perfect for Easter egg hunts, hide-and-seek, or a G&T as the sun sets.”

“The location of the house is ideal, too,” the owner continues. “There are great schools for children of all ages within 10 minutes, with a coop, fish and chip shop, local café bar, newsagent, post office, butcher, travel agent and barber also just a short walk away. Fast trains to London take you to the city in just an hour and 20 minutes, and you can catch a flight from East Midlands, Birmingham or Manchester airports with ease. Being on the edge of Cannock Chase, you can walk for miles through open fields. We really do have the best of both worlds here.”*

* These comments are the personal views of the current owners and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







FIRST FLOOR

The first floor has 3 double bedrooms with the master having its own dressing area and are well presented and have multiple character features complimented by the modern family bathroom.













OUTSIDE

The majority of the gardens are laid to lawn interspersed by mature shrubs with a further private garden to the side. There is ample off-road parking on the drive for numerous vehicles.





LOCATION

The Old School House is situated in the popular Walton on the Hill area near the County town of Stafford. There is easy access to Stafford train station which gives access to London in 1.5 hours, Birmingham 30 mins and Manchester 1 hour. There are private schools in Stafford itself.



INFORMATION

Services

Tenure: Freehold

Council Tax Band: D

Local Authority: Staffordshire County Council & Stafford Borough Council

EPC Rating: D (Valid until 23 July 2032)

Property Construction: Detached, Standard Construction

Electricity Supply: Mains

Water Supply: Mains

Drainage & Sewerage: Mains

Heating: Mains Gas

Broadband: Full Fibre Broadband FFTP connection available, with speeds of up to 1,800 Mbps Download, 220 Mbps Upload - we advise you to check with your provider.

Mobile signal/coverage - 4G/5G mobile signal is available in the area - we advise you to check with your provider.

Off Road and Driveway Parking

Conservation Area: The property is in a designated conservation area

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on Tel Number 01889 228080

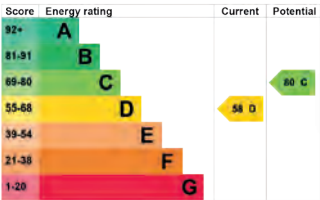
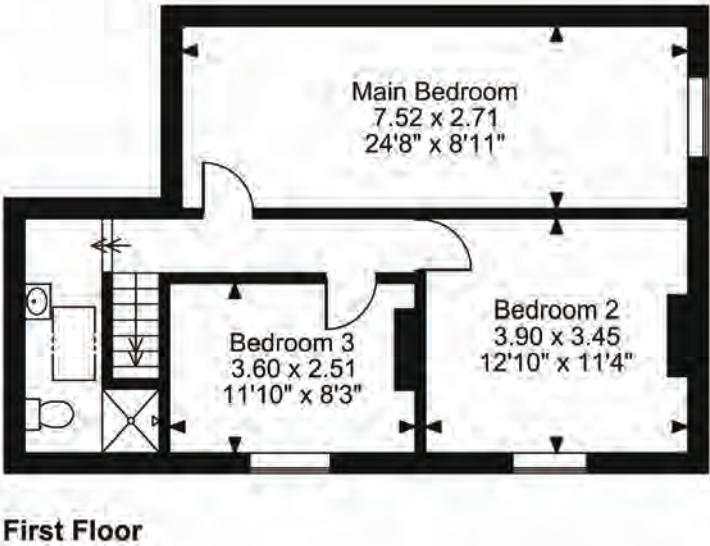
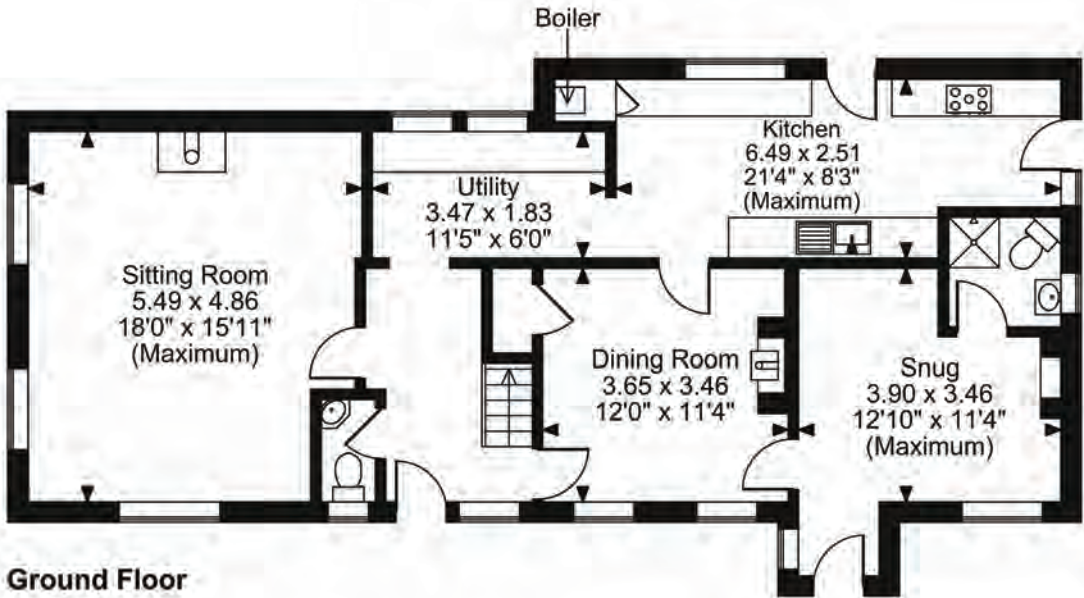
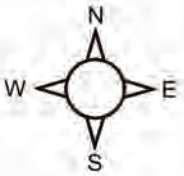
Opening Hours

Monday to Friday	8.00 am–8pm
Saturday	8.00 am–8pm
Sunday	8.00am–8pm

Guide price £650,000



Old School House School Lane, Walton, Stafford
Approximate Gross Internal Area
1576 Sq Ft/146 Sq M



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We value the little things that make a home



KARL RUSK
PARTNER AGENT

Fine & Country Staffordshire
07957 299705
email: karl.rusk@fineandcountry.com

Karl has over 20 years agency experience working on the exclusive high end of the market on the south coast of England including the New Forest and Sandbanks peninsula in Dorset. After meeting his future wife who is originally from Stone in Staffordshire and relocating after the birth of their son to the Midlands Karl has been heavily involved in building estate agency businesses in the Staffordshire location for the last 10 years. Highly qualified to degree level and holding the NAEA technical award as well as being a member of the national association of estate agents, he is fully able to advise clients on every aspect of the moving process and the property market. His knowledge and expertise have given him the opportunity to provide an excellent customer experience and provide the best marketing strategy to adhere to his clients timescales and demands.

THE FINE & COUNTRY
FOUNDATION

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Fine & Country Staffordshire
Woodland Lodge, Dunston Business Village, Staffordshire, Dunston ST18 9AB
07957 299705 | karl.rusk@fineandcountry.com

