

THE OLD SCHOOL HOUSE GOSBECK



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Guide Price £600,000

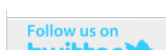


We are pleased to offer for sale this **SUPERB, SUBSTANTIAL, FORMER VICTORIAN SCHOOL HOUSE**, occupying an appealing rural location with extensive gardens and grounds, approx. 2/3 acre (sts), well maintained and cared for. Displaying an array of period features associated with this era including impressive 40ft former school room.

- ENTRANCE HALLS
- UTILITY ROOM
- GROUND FLOOR SHOWER ROOM
- MODERN SHAKER STYLE KITCHEN
- LIVING ROOM WITH FEATURE FIREPLACE
- 40' X 17' SITTING & DINING ROOM
- GOOD QUALITY CONSERVATORY
- MEZZANINE MASTER BEDROOM WITH BUILT-IN WARDROBES
- TWO FURTHER DOUBLE BEDROOMS
- PERIOD STYLE BATHROOM
- EXTENSIVE BLOCK PAVED DRIVE
- BRICK & TIMBER STORAGE BUILDINGS
- EXTENSIVE GROUNDS OF APPROX. 2/3 ACRE
- SUPERB RURAL POSITION
- PERIOD FEATURES THROUGHOUT

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SITUATION: The property lies on the outskirts of the popular village of Gosbeck, surrounded by rolling Suffolk countryside and mature woodlands, a short distance from the village of Coddenham with renowned well stocked village store.

This beautiful Victorian school house with the original school room has been well cared for and maintained to a high standard offering interesting and flexible living spaces with an array of period features associated with this era, nestled within established gardens and grounds. Features include a good quality modern shaker style kitchen with solid granite worktops, an inviting sitting room with double aspect, with views over the garden, Victorian feature fireplace. The entrance hall leads to the stunning former school room, of enormous proportions, 40' x 17' with 15' high vaulted ceiling, feature fireplace with wood burning stove, original pine flooring, double doors lead to a good size conservatory with lovely views over the established garden. The ground floor is complimented by a study/workroom, generous utility and ground floor shower room. On the first floor a spacious landing gives access to three double bedrooms and period style bathroom, the master bedroom is located on a mezzanine floor overlooking the school room. The gardens and grounds are a particular feature of this property with vast open lawn, surrounded by mature native trees, generous amounts of off road parking. A truly individual property with most attractive grounds occupying a superb rural position. Viewing is highly recommended,

ENTRANCE PORCH: 7' 9" x 5' 6" (2.36m x 1.68m) PVC double glazed construction with mono pitched roof, original heavy panelled entrance door, tiled floor.

ENTRANCE HALL: Tiled floor, decorative arch to the lobby, PVC double glazed window to the front aspect.

UTILITY ROOM: 18' 5" x 5' 2" (5.61m x 1.57m) Fitted with an extensive range of base and wall mounted storage cupboards, solid pine panelled doors, long fitted worktop inset with stainless steel single bowl sink unit, space and plumbing for washing machine and tumble dryer, radiator, tiled floor, two PVC double glazed windows to the front aspect.

SHOWER ROOM: 5' 6" x 5' 0" (1.68m x 1.52m) Fitted modern white suite comprises vanity unit with wash hand basin, mono mixer tap and storage cupboards below, low level wc and independent shower enclosure with glazed screen, wall mounted heater, tiled floor, metro style wall tiling, PVC double glazed window to the front aspect.

KITCHEN: 16' 6" x 9' 8" (5.03m x 2.95m) Recently re-fitted with an excellent range of shaker style base and mounted units including wide pan drawers, tall larder style cupboards, curved corner cupboards and peninsular unit providing breakfast bar, thick solid granite worktops, double butler style ceramic sink with mixer tap, space for fridge/freezer, former chimney breast with space for range cooker, tiled floor, shelved alcove, half glazed door leads to the rear hall, generous PVC double glazed windows to the front and side aspects.

REAR HALL: Heavy original entrance door, staircase to the first floor, tiled floor, radiator, fitted shelves, PVC double glazed window to the side aspect.

REAR PORCH: PVC double glazed construction, tiled floor.

LIVING ROOM: 12' 2" x 11' 9" (3.71m x 3.58m) A cosy double aspect room, chimney breast with Victorian style fireplace, decorative dado rail, tv point, built-in understairs storage cupboard, PVC double glazed windows to the side and rear with views over the garden.

SITTING & DINING ROOM: (FORMER SCHOOL ROOM) 40' 0" x 17' 0" (12.19m x 5.18m) Sub-divided for use and sitting and dining room with 15'7" high ceiling, original pine flooring, five radiators, Victorian style fireplace with inset woodburning stove, feature red brickwork and tiled hearth, decorative dado rail, glazed double doors open to the conservatory, three large PVC double glazed windows to the gable end providing good amounts of natural light, two further PVC double glazed windows overlooking the rear garden.

CONSERVATORY: 19' 2" x 9' 7" (5.84m x 2.92m) PVC double glazed construction on a brick plinth with mono pitched translucent roof, decorative tiled floor, PVC double glazed French doors opening directly to the garden.

WORKROOM/STUDY: 9' 9" x 6' 9" (2.97m x 2.06m) Fitted worktop and fitted shelving, PVC double glazed windows to the side and front aspects.

FIRST FLOOR LANDING: 12' 9" (3.89m) Long. Galleried balustrading, boarded ceiling, access to the loft space, built-in full height storage cupboard.

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BATHROOM: 12' 9" x 6' 9" (3.89m x 2.06m) Period style suite comprises freestanding ball and claw roll top bath with traditional style shower mixer tap, low level wc and pedestal wash hand basin, radiator, wood effect flooring, metro style wall tiling, feature fireplace with decorative wooden surround and cast iron back, PVC double glazed window to the side aspect.

MEZZANINE BEDROOM 1: 16' 9" x 12' 3" (5.11m x 3.73m) Good range of built-in high quality wardrobes inset with fitted shelves and hanging rails and drawer units, boarded ceiling with access to loft space, decorative balustrading, views over the school room.

BEDROOM 2: 11' 0" x 10' 4" (3.35m x 3.15m) Radiator, chimney breast with Victorian style fire surround with metal back, PVC double glazed window to the front aspect.

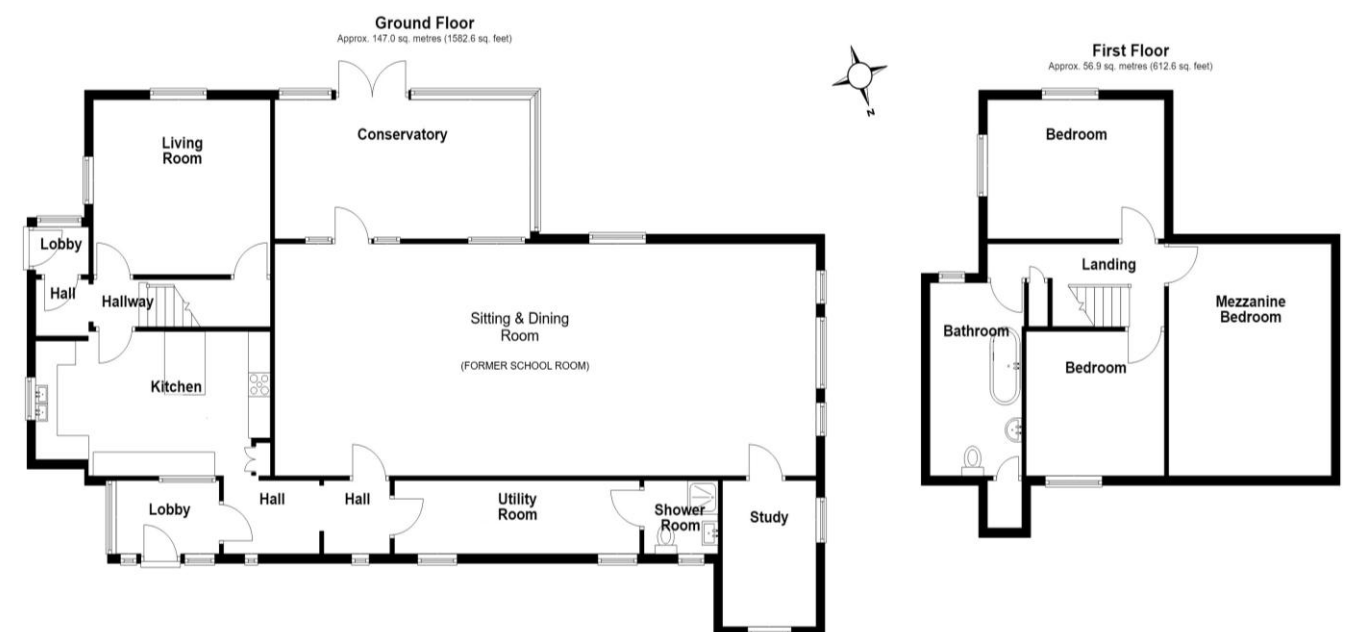
BEDROOM 3: 12' 8" x 9' 2" (3.86m x 2.79m) Radiator, chimney breast with Victorian wooden fire surround and cast iron back, double aspect with two PVC double glazed windows overlooking the side and rear gardens.

OUTSIDE: An extensive block paved drive provides parking for numerous vehicles or perhaps including caravan/motorhome storage. Paving leads to an original red brick and slate outbuilding with open wood store, further corrugated iron store shed with double wooden doors. The garden extends to the side, immediately to the rear of the house there is a block paved terrace which then leads to the extensive lawn, an array of specimen trees including walnut and oak. The garden extends with wildlife area to the rear, located within the rear garden there are both a good quality garden store and tractors shed and a most useful detached timber workshop with power and light connected, veranda with shaded seating area. We believe the whole plot to be in the region of 2/3 acre (STS).

POSTCODE: IP6 9SN

ENERGY RATING: F - 28

VIEWING: By arrangement with the agents, Hamilton Smith, 01473 833307, or email us at claydon@hamilton-smith.com You can also visit our web site www.hamilton-smith.com



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