



The Old School, Abbots Bromley Road, Hoar Cross, DE13 8RB

 Parker  
Hall



Set within the premier hamlet of Hoar Cross is The Old School, an elegant detached former village school benefitting from recently extended and upgraded accommodation, and a stunning half acre garden plot including a tennis court. Dating back to the 18<sup>th</sup> century, this impressive Victorian residence has been converted to an exceptional standard, retaining many original features throughout next to beautifully presented and versatile living accommodation. In recent years, the property has received upgrades to include an extension which flows seamlessly from the original build, to create a stunning open plan kitchen with dining and living areas enjoying open rural views to the rear. The Old School is serviced by oil fired central heating and wooden double glazed windows, and an

internal viewing is highly advised to appreciate the idyllic location and individuality this exquisite home has to offer.

Double entrance doors open from the front into a traditional reception hall having ample fitted cloakroom storage, which in turn leads to an inner hall with stairs rising to the first level and doors open into the first of two spacious sitting rooms and the study which provides an idea opportunity for a work-from-home space and/or for use as a fourth double bedroom. Steps rise to the second reception room which leads open plan style into the stunning family dining and living kitchen which enjoys a picturesque outlook over the gardens and open countryside beyond. The master suite benefits from a private en suite

bathroom and two further double bedrooms are serviced by a Jack and Jill shower room, family bathroom and a versatile lower ground floor dressing room. Outside, parking for a number of vehicles is set beyond the gated entrance and to the rear are extensive gardens laid to an elevated terrace, lawns and a tennis court, all overlooking open rural views to the rear.

The Old School is set in the idyllic rural hamlet of Hoar Cross, a desirable location renowned for the superb Hoar Cross Hotel and Spa and the historic Meynall Ingram Arms pub, both of which are within a short walk of the property. The stunning scenery of the area gives opportunity for good walks and equestrian trails and local amenities can be

found nearby in the historic Abbots Bromley which is home to a superb array of amenities including a general store, pubs, a bistro, coffee shops, doctors, church and village hall. Hoar Cross is serviced by a superb school catchment area including the St Peters Primary School in Yoxall which feeds into the Ofsted rated 'Outstanding' John Taylor in Barton under Needwood, and there are an excellent choice of independent schools within close reach including Foremarke, Lichfield Cathedral and Repton. The property is well placed for travel along the A50, A38 and M6 Toll and the international airports of Birmingham and East Midlands are both within a comfortable commute. Direct rail links to Birmingham and London can also be found in Lichfield.



- Elegant Victorian School House
- Spacious Extended Accommodation
- Wealth of Character throughout
- Prestigious Setting with Open Views
- Open Plan Family Dining Kitchen
- Two Spacious Reception Rooms
- Reception Hall, Utility & Gym
- Three Double Bedrooms
- Master En Suite Bathroom, Jack & Jill Shower Room & Luxury Bathroom
- Study/Fourth Bedroom & Dressing Room
- Mature 0.5 Acre Gardens
- Tennis Court
- Gated Entrance to Parking
- Peaceful Setting & Countryside Views
- 'Outstanding' School Catchment
- Well Placed for Commuter Routes & Rail Travel to Birmingham/London

Arched double doors open from the driveway into:

#### Reception Hall

Being fitted with a range of bespoke storage and cloakroom space and having flagstone flooring, an arched window to the side and a door to the **Inner Hall** where stairs rise to the first floor. Doors open into:



**Sitting Room** 4.56 x 3.85m (approx. 14'11 x 12'7)

The first of two spacious reception rooms showcasing beautifully retained cornicing, windows to two sides and a traditional fireplace with log burning stove set to slate tiled hearth

**Study** 6.11 x 3.44m (approx. 20'0 x 11'3) – max

Currently used as a home office, this good sized room has dual aspect doors providing ideal opportunity for use as a fourth bedroom, or to split to create a bedroom and separate study each with independent access. There are arched windows to two sides and a door opens to stairs rising to the first floor where doors open to the **Master Suite** and:

**Family Room** 6.32 x 5.43m (approx. 20'8 x 17'9)

Another beautifully presented reception room featuring stained glass windows dating back to the original 1880s School House, a feature brickwork fireplace housing log burning stove with beam lintel over and wooden flooring. This room leads open plan style into:

**Impressive Family Dining Kitchen** 6.5 x 5.9m (approx. 21'3 x 19'4)

A stunning addition to this individual home, this generous room is formed by a quality fitted kitchen, formal dining space and sitting area. The kitchen comprises a bespoke range of units with granite worktops over, housing inset double Belfast sink, integral Miele dishwasher and fridge and a recess housing an Aga S Series, gas and electric cooker which is as separate negotiation with Miele downdraft extractor. The island unit provides further workspace, storage and a breakfast bar and the kitchen has windows to two sides and flagstone flooring which extends into the dining and living areas where there are double doors out to the terrace and further windows to the rear enjoy an open aspect over the gardens and beyond

**Utility**

A range of bespoke fitted storage house spaces for appliances including a washing machine, tumble dryer, American style fridge freezer and microwave, and the oil fired boiler is discreetly housed in here

**Gym** 3.94 x 2.13m (approx. 12'11 x 7'0)

A useful space currently used as home gym, this room provides ideal potential for conversion into additional accommodation and is accessed from the **Lower Ground Floor** level









Double doors open from the **Family Room** onto an inner landing where a further door opens into:

**Master Suite** 4.15 x 4.13m (approx.. 13'7 x 13'6)

A beautiful principal suite having double doors to a Juliette balcony overlooking the rear gardens and views beyond, wooden flooring and a feature window to the side. Steps rise to an open balustrade into:

**En Suite Bathroom** 3.98 x 2.15m (approx 13'0 x 7'0)

A traditional Imperial suite comprises wash basin set with vanity unit, freestanding double ended bathtub with shower attachment, walk in shower with tiling to splash backs and WC. The bathroom has tiled flooring, an arched window to the side and again showcases stunning original beams

**Inner Hall**

Stairs rise up to the hall/landing, having wooden flooring and doors off into:

**Bedroom Two** 4.23 x 2.95m (approx. 13'10 x 9'8)

Having windows to two sides and a door into:

**Jack & Jill Shower Room** 2.98 x 2.01m (approx. 9'9 x 6'7)

Having been remodelled recently, the shower room comprises a traditional Sanitan suite having pedestal wash basin, WC and walk in shower, with tiled walls, tiled flooring and double doors to the rear. A door leads into:

**Bedroom Three** 3.81 x 2.57m (approx. 12'5 x 8'5)

Another double room having a window to the rear offering views over the gardens

**Bathroom** 3.82 x 2.62m (approx. 12'6 x 8'7)

Fitted with a stunning traditional suite having pedestal wash basin, WC and double ended bathtub with shower attachment, having tiled flooring and exposed ceiling beams and original features

From the main landing, stairs lead down to the **Lower Ground Floor** level where doors open to a store room, the **Gym** and into:

**Dressing Room** 3.98 x 3.73m (approx.. 12'3 x 13'0)

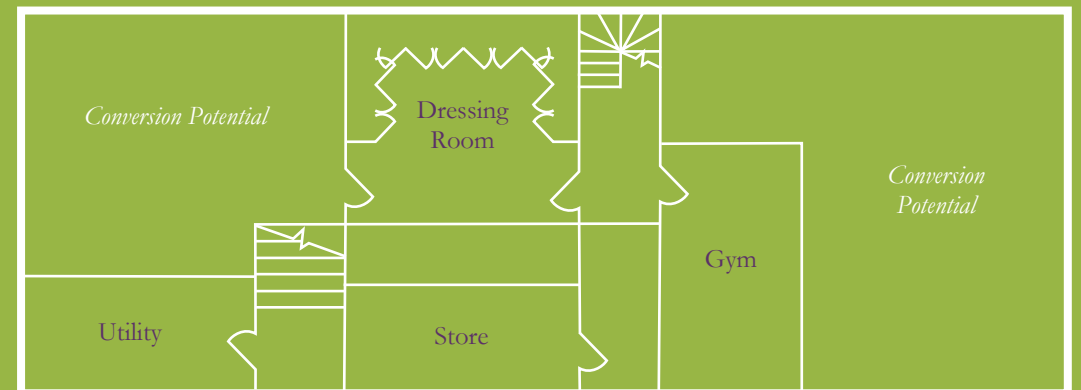
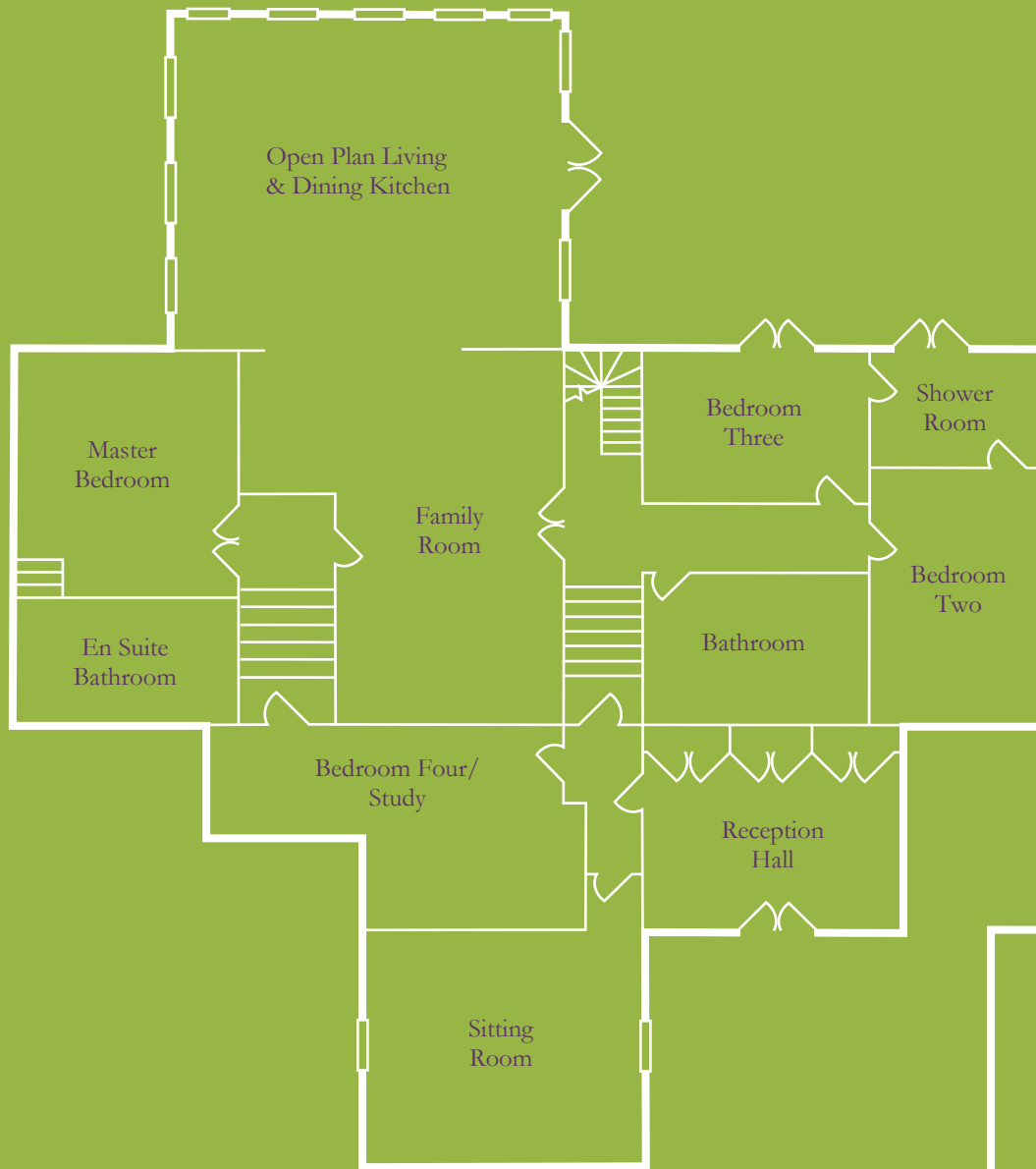
Having been fitted out as a dressing room with a range of bespoke wardrobes, this space is ideal for use as an additional home office and has a door opening into a store room ideal for conversion into further accommodation













## Outside

Gated access opens into the driveway where there is parking for a number of vehicles. There is side access leading to the rear garden and the property enjoys open views over Staffordshire countryside to the front

## Gardens

Good sized gardens lie to the rear extending to approximately half an acre, being laid to a well tended lawn with mature foliage and trees. There are stunning open views to the rear and the idyllic location can be appreciated from a courtyard style paved terrace laid to the rear of the property. To one side is a **Tennis Court** and the garden enjoy an excellent degree of privacy to all sides

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		62   D
39-54	E		
21-38	F	30   F	
1-20	G		



**General note:** Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

**Measurements:** Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide: for those of our applicants who may not yet be fully conversant with the metric measurements.

**Consumer Protection Regulations:** Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.