



Old School House, Shrewsbury Road, High Ercall

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**Old School House, Grammar House & Annexe, Shrewsbury Road,  
High Ercall, Nr. Shrewsbury, TF6 6AE**

**Freehold £650,000**



**SITUATED IN THE SOUGHT AFTER VILLAGE OF HIGH ERCALL, THIS IS A UNIQUE OPPORTUNITY TO PURCHASE THE OLD SCHOOL HOUSE,  
THE ADJOINING OLD GRAMMAR SCHOOL AND A SELF-CONTAINED ANNEXE STUDIO.**

**VIEWING IS ESSENTIAL TO APPRECIATE THE ACCOMMODATION AND POTENTIAL THAT IS AVAILABLE.**

- **Three Bedroom Semi-Detached Character Cottage with Two Reception Rooms, Orangery and contemporary styled Kitchen**
- **One Bedroom Character Annexe Bungalow with Lounge and Conservatory**
- **Studio Annexe Accommodation with refitted Kitchen and Shower Room**
- **Double Garage and generous driveway parking. Delightful, generous sized Gardens**



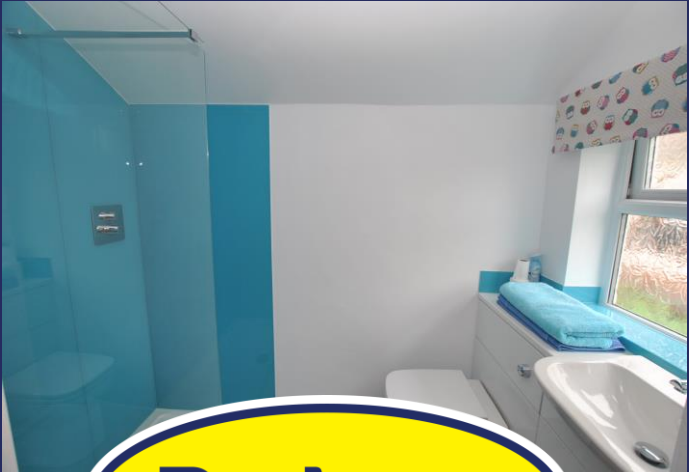
The beautifully presented **Old School House**, provides stylishly presented accommodation with a wealth of character features. Entering into a spacious Entrance Hall with stairs to the first floor and door opening into a ground floor Bathroom with modern, white three piece suite. Entering into the attractive Lounge with window overlooking the rear garden, further door to the hall, beautiful feature multi-fuel burner with dual aspect to the Dining Room; within the Lounge is the Study area with window to rear. A door leads into the Dining Room with window to rear and door into the contemporary styled Kitchen which has an excellent range of high gloss base and wall mounted units, integrated freezer, dishwasher, oven and microwave, complementary granite working surfaces with five ring hob and contemporary extractor over. The kitchen flows into the beautiful Orangery with delightful views over the rear garden. A door from the Kitchen leads into the Laundry Room which then provides access to the Garage.

Stairs ascend to the first floor Landing with door into the eaves storage. There are three generous sized Bedrooms, a modern cloakroom and shower room. Externally, there is a block paviour edge to the gravelled driveway with double gates, providing parking space and leading to the large garage with electric up and over door. To the rear of the Garage is a useful Workshop / Storage area with door providing access into the rear garden which is predominantly laid to lawn and has a paved patio area. The gardens for Old Grammar School and the Annexe Studio can also be accessed from this garden.



**Old Grammar School** provides nicely presented and well maintained accommodation throughout, enjoying character features. Entering through a canopy porch into a Hall / Utility area with provision for appliances and door into the Kitchen which has a range of base and wall mounted units, complementary working surfaces, integrated eye level double oven, gas hob with extractor over, window to the rear and door opening into the Lounge with a log burner set into a feature arched Inglenook. From the Lounge a door opens into the Conservatory which offers delightful views over the gardens and a further door opens into the modern Wet Room. The Bedroom is also accessed from the Lounge and has a good range of built-in wardrobes and a dual aspect.

A pathway to the side of the Garage leads to the side rear garden where you will find the **Studio Annexe**, a ground floor semi-detached building adjoining the neighbours annexe. Entering into the open plan Living and Dining accommodation with a refitted Kitchen area off to the side with a range of white fronted base and wall mounted units, complementary working surfaces, built-in oven and hob and provision for a further appliance. A wall divides the Bedroom area from the main body of the accommodation. The contemporary styled re-fitted Wet Room is accessed from the Living area. Externally, there is a courtyard area with lawn and established shrubs.



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## LOCATION

Situated in the Village location of High Ercall which is served by a primary school, Church, Village Shop and Village Hall. An excellent road network connects the property to the County Town of Shrewsbury (approx. 9 miles) and the market Towns of Wellington (approx. 6 miles ) and Newport (approx. 11 miles).

## TENURE

We are advised that each property is registered under a separate title, and that both are Freehold and this will be confirmed by the Vendors Solicitor during pre-contract enquiries. Vacant possession upon completion.

## SERVICES

We are advised that mains water, drainage, gas and electricity are available. Barbers have not tested any apparatus, equipment, fittings etc. or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

## DIRECTIONS

From Admaston proceed towards Shawbirch and turn left onto the B5063 towards Longdon upon Tern and High Ercall. After approx. 4 miles at the roundabout turn left and proceed into the Village - turn left onto the B5062 towards Roden and Old School House is the second property along on the right hand side.

## LOCAL AUTHORITY

Telford & Wrekin Council, Southwater Square, St. Quentin Gate, Telford, TF3 4EJ.

## COUNCIL TAX BAND

Old School House – council tax band D. Old Grammar School – council tax band B.

## VIEWING

Please ring us on 01952 221 200 or Email: [wellington@barbers-online.co.uk](mailto:wellington@barbers-online.co.uk)

## METHOD OF SALE

For sale by Private Treaty.

## AML REGULATIONS

To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible.

WE32969.200323

The Old School House:

Old Grammar School:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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## OLD SCHOOL HOUSE

**STUDY** 7' 6" x 51' 1" (2.29m x 15.57m)

**LOUNGE** 20' 3" x 16' 6" (6.17m x 5.03m) max. L shaped

**DINING ROOM** 16' 0" x 14' 1" (4.88m x 4.29m)

**KITCHEN** 15' 1" x 8' 9" (4.6m x 2.67m)

**ORANGERY** 11' 5" x 9' 5" (3.48m x 2.87m)

**UTILITY ROOM** 16' 0" x 8' 9" (4.88m x 2.67m)

**BEDROOM ONE** 13' 6" x 13' 1" (4.11m x 3.99m)

**BEDROOM TWO** 15' 2" x 8' 9" (4.62m x 2.67m)

**BEDROOM THREE** 11' 1" x 9' 9" (3.38m x 2.97m)

**SHOWER ROOM** 6' 4" x 2' 8" (1.93m x 0.81m)

**CLOAKS** 7' 1" x 2' 6" (2.16m x 0.76m)

**GARAGE** 24' 0" x 12' 6" (7.32m x 3.81m)

**WORKSHOP / STORAGE** 24' 6" x 6' 4" (7.47m x 1.93m)

## OLD GRAMMAR SCHOOL

**UTILITY HALL** 10' 0" x 3' 9" (3.05m x 1.14m)

**KITCHEN** 9' 0" x 9' 8" (2.74m x 2.95m)

**LOUNGE** 16' 1" x 11' 4" (4.9m x 3.45m)

**CONSERVATORY** 11' 2" x 10' 9" (3.4m x 3.28m)

**BEDROOM** 16' 9" x 10' 5" (5.11m x 3.18m)

**WET ROOM** 6' 5" x 9' 5" (1.96m x 2.87m)

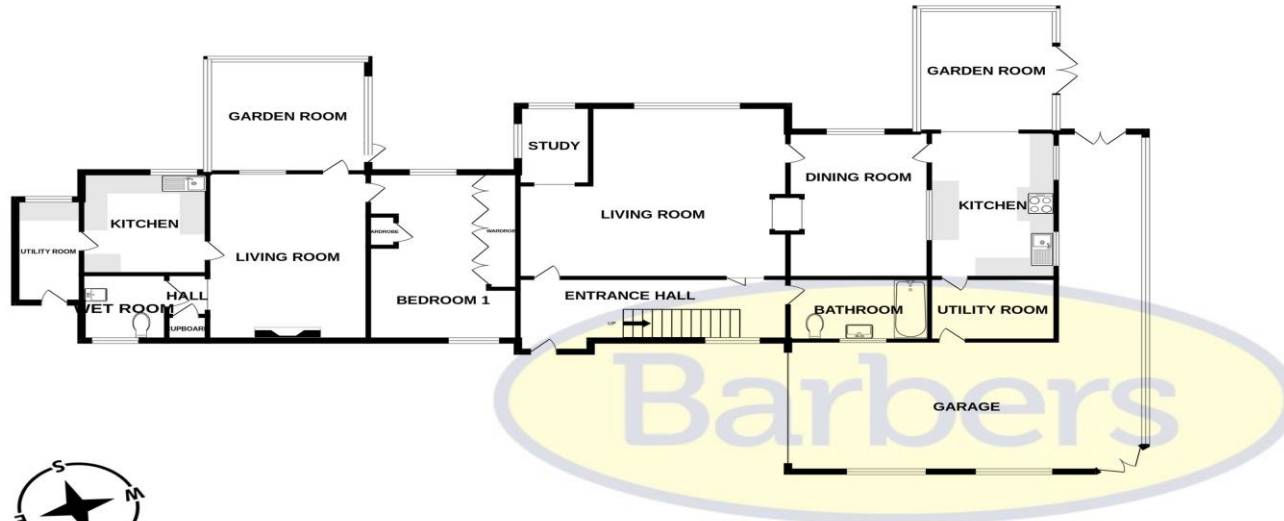
## STUDIO ANNEXE

**OPEN PLAN LIVING / KITCHEN** 14' 8" x 8' 1" (4.47m x 2.46m)

**BEDROOM** 13' 1" x 7' 4" (3.99m x 2.24m)

**SHOWER ROOM** 7' 5" x 4' 5" (2.26m x 1.35m)

GROUND FLOOR  
2384 sq.ft. (221.4 sq.m.) approx.



1ST FLOOR  
633 sq.ft. (58.8 sq.m.) approx.



TOTAL FLOOR AREA : 3017 sq.ft. (280.3 sq.m.) approx.  
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**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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