The Old School

The property sits on an elevated position within a quiet lane in the picturesque highly sought after village of Winteringham. In the lee of the All Saints Church and enjoying stunning views towards open countryside to the rear, The Old School defines character.

The early Victorian school has been superbly refurbished and sympathetically extended to provide a beautifully proportioned residence which offers flexible accommodation of discernment and charm. An arched gothic styled doorway leads into the front porch of the property and originally formed the main entrance to the school in days gone by. The open plan lounge with dining area utilises the full height of the former main classroom to create an unparalleled living space in which the exposed roof timbers forming the vaulted ceiling are painted in a soft white. This main room space can be most fully appreciated from the first floor landing leading to a bedroom and en-suite which is approached from a stunning wrought iron spiral staircase. The second sitting room / study / bedroom four to the ground floor is gently bathed with natural light provided by the dual aspect window arrangement with a rear facing bay window complete with window seat, as well as French doors which lead out onto a patio, creating a relaxing space, which could offer a fourth bedroom if required.

The extensively appointed breakfast kitchen is comprehensively fitted in a range of oak fronted units with inset Range Master cooker and centre Island with granite working surfaces complementing the property perfectly. There is a separate space for informal family dining and an adjacent utility with matching cabinets which has an access to the side of the property. Two double bedrooms are arranged to the ground floor and a family bathroom with a ball and claw roll top bath. The master has a feature cast iron fireplace and en-suite whilst a further door gives direct access into the Victorian style conservatory.

This outstanding Old School is approached from a cobbled block paved effect driveway which leads to a double pitched roofed garage and sits in a truly outstanding plot with beautiful mature gardens arranged to three sides. The rear grounds slope gently upwards providing views across the lawned landscaped garden with a raised pond, mature trees, deep filled borders and several seating areas beyond, whilst the property’s paddock has a timber painted summer house and takes in the open views to countryside beyond.

It is a home where the past and present seamlessly embrace to offer the owner a truly remarkable home in a spectacular setting.

ACCOMMODATION

CENTRAL ENTRANCE PORCH
Accessed from a timber Gothic styled arched entrance door with wrought iron fitting to the front of the property tiled floor; centre ceiling light point and door opening to:

RECEPTION LOBBY
Centre ceiling light point, two wall light points, coving to ceiling, radiator access to ceiling space.

STUNNING LOUNGE / DINING ROOM
26’ 0” x 17’ 9” (7.92m x 5.40m)
A room in which the eye is drawn upwards to the exposed vaulted ceiling with exposed painted roof timbers and on to the wrought iron spiral staircase with small galleried landing providing a superb view directly to the ceiling space across to the arched narrow window to the rear and down to the old school room below. Arranged in two parts being a lounge area and dining area, this superb triple aspect room includes uPVC Georgian style glazed door with window over to the rear patio. A timber framed Georgian glazed door with corresponding window to the conservatory, two further windows to the opposite elevation exposed high polished timber flooring from beams. To the lounge area to the chimney breast is an inset multi fuel cast iron stove set on a terracotta tiled hearth with inset display shelving to either side and wall mounted inset TV point over, uPVC Georgian style door with window over to the:

REAR SITTING ROOM / BEDROOM FOUR
18’ 10” x 12’ 4” (5.75m x 3.76m)
Offering potential to be used as a fourth bedroom if required. A welcoming space centred on the mahogany effect Adam style fire surround with electric stove on marble effect with matching back inset. A triple aspect room with uPVC window to side, uPVC French doors to the rear patio and an uPVC square bay window with window seat providing garden and paddock views. Two radiators, oak effect laminate flooring, two ceiling light points, three wall light points and cornicing to ceiling.
CONSERVATORY 16’6” x 14’5” (5.04m x 4.40m) With two outer walls from the school house which were part of the external playground walls have marks from children playing games which are faint adding to the charm of this Victorian styled conservatory of a uPVC construction over low brick wall with painted timber panelling and polycarbonate pitched roof and French doors to rear patio, two radiators high polished timber flooring.

BREAKFAST KITCHEN 19’0” x 13’7” (5.78m x 4.13m) Being extensively appointed with a traditional range of oak fronted country styled high and low units with two low level wicker vegetable storage baskets and granite work surfacing with splash back tiling. Armigate Shanks Belfast style ceramic sink unit with traditional style mixer tap over with grooved drainer; integrated appliances include a fridge with freezer unit under, tiled cooker recess with Rangemaster seven burner gas range and display shelf over concealing the hob extractor; glass display cabinet and dresser style plate rack with shelving under. A centre Island with a wine rack with drawers and cupboards to sides. Timber framed double glazed windows to front and side, ample space for family dining table in the kitchen area to the front, dado railing, spot lighting to ceiling in the kitchen area and centre ceiling light point to breakfast area, tiled flooring door to:

UTILITY 10’1” x 6’0” (3.07m x 1.83m) Forming a link from the drive to the kitchen and main house, this is a most practical room with granite work surfacing and storage units including a larder style storage cabinet and plumbing and power for washing machine and tumble dryer concealed behind base unit’s fronts, tiled flooring and gas fired central heating boiler concealed within a high level cabinet. Timber framed double glazed windows to front and side, access to ceiling space, radiator, centre ceiling light point. A half glazed Georgian style uPVC door give access to the side elevation, driveway and garage.

MASTER BEDROOM 19’5” max x 15’11” max (5.92m x 4.84m) L Shaped Converted from the schools second classroom this large room with high ceilings with exposed oak timber work and laminate effect oak flooring. A step down from the front reception lobby leads to the original school room and gives access to the kitchen and main school room below, door to:

BEDROOM TWO 11’2” x 12’2” (3.40m x 3.71m) Double glazed timber framed window to the front aspect, dado railing, centre ceiling light point and radiator.

FAMILY BATHROOM 9’9” x 6’0” (2.98m x 1.84m) With suite in white to include distinctive traditional pedestal hand wash basin with gold plated taps, roll top bath with gold plated telephone style mixer shower attachment and gold plated ball and claw feet, high level Victorian style WC, with gold plated down pipe and fittings and traditional style radiator with gold plated heated towel rail, half tiled walls, oak flooring. Feature narrow arched window to front, two ceiling light points and extractor fan.

INNER HALLWAY A step down from the front reception lobby leads to the original school room and gives access to the kitchen and the family bathroom.

STAIRCASE Located in the dining area a feature wrought iron spiral staircase painted black with painted gold intermittent spindle work leads to:

LANDING Laminate flooring, access to eaves space superb direct views to the ceilings exposed timber work and main school room below, door to:

BEDROOM THREE 14’1” x 12’1” (4.29m x 3.94m) Vaulted ceiling with exposed plastered timber beams and twin double glazed Velux style roof lights to side giving views over the village church, radiator, ceiling light point and laminate effect oak flooring.

Door to:

EN-SUITE 12’1” x 4’11” (3.69m x 1.51m) Three piece suite in white to include a P shape panelled bath with curved shower screen thermostatically controlled shower and tiled splash back chrome mixer taps; low level WC; pedestal hand wash basin with chrome taps and tiled splash back. Chrome contemporary styled radiator; extractor fan, narrow feature arched window to the front elevation and oak effect laminate flooring.

OUTSIDE The property is approached from West End in Winteringham via a cobbled block paved effect driveway, which leads to the detached double garage to the rear side of the property.

To the front of the property is an area laid to lawn in a raised position with a brick supporting wall, with a small rockery, gravelled bed, small bushes and other plants and shrubs.
The side of the property has an additional lawned area with a mature hedge and walk ways that lead to an enclosed formal garden with flagged patio areas to the rear of the conservatory with a brick built barbeque. Large area laid to lawn with mature floral borders, stone wall bordered fish pond with stepped water feature which is sat in the shade of two mature Ash tree. To the side rear partly concealed behind deep mature borders is a timber garden shed with attached green house on concrete hard standing with access to both ends. In addition to the rear are raised floral beds with brick and flagged walk ways to a small patio area fronting an octagonal timber summer house with double French doors, two traditional timber framed windows, power and light. The summer house is West facing at the boundary of the garden and paddock, and therefore offers views over both the garden and additional paddock area to the rear of the garden, the paddock has secured border and gated access to the rear onto a farm lane. The top of the paddock gives views over the village to the Humber and its North bank beyond.

GARAGE 20’ 3” x 16’ 1” (6.18m x 4.90m)
A brick built garage with electric up and over door; power and light, traditional timber windows and door; garage is brick built with tiled roof, an internal staircase that leads to a large boarded loft area perfect for storage with dual aspect gothic arched windows to the front and rear; power and light. Potential for a separate hobby room or office, with appropriate planning consent.

NOTE
Original converted school building was built in 1845 and is situated near the church on West End in Winteringham. Property sits within the conservation area, is heated by mains gas fired central heating, modern combination boiler, main sewerage, electricity and water.

LOCATION
Winteringham is a popular village within Northern Lincolnshire with several services in the village, including Shop and Post Office, village Pub serving food and village butchers. Winteringham is also the location of the well-known, previously Michelin Starred Restaurant, Winteringham Fields. The local primary school was awarded an “Outstanding” Ofsted rating at its last inspection in October 2015. There is a secondary school and further services at the market town of Winterton, only 3 miles away. Only 6.5 miles from the Humber bridge, Winteringham enjoys excellent transport links to the local cities of Hull (17 miles), Lincoln (30 miles), Beverley (20 Miles), York (50 Miles) and Sheffield (54 Miles) with a London Kings Cross service from Brough only 15 miles away.