Seller Insight

Beautifully positioned in the village of Waterford in the glorious Hertfordshire countryside is The Old School, a unique and extremely attractive family home that began life – as the name would suggest – as the village school. “We purchased the property twelve years ago, shortly after we moved back over from Jersey,” says Una, “and I’d say that without doubt it was quite simply the sheer character and charm of the building that sold it to us. It’s just gorgeous.”

“When we began our search we knew we wanted a period property and I’ve always loved Victorian architecture, but this is by no means your typical Victorian house, it’s truly a one off. The accommodation centres around a really impressive main living room, which used to be the school hall, so it features a fabulous vaulted ceiling. The rest of the house is also generously proportioned, so there’s a tremendous feeling of space throughout, but it also has a really cozy feel; the minute you set foot through the front door it just feels like home. I love everything about it.”

“The main living room is definitely the standout room in the house; it has a real wow factor,” says Una. “It’s very large and the vaulted ceiling enhances that feeling of space, but with the wood burner roaring away it becomes an incredibly cozy room.”

“The house was lovely when we came here, but over time we’ve done a few things here and there just to enhance it further. We took down a rather tired old conservatory and added a small extension to create a really nice study with French doors that open out onto the garden; we installed two new boilers and we’ve decorated throughout in pale, neutral tones, so it’s ready for the new owners to move in and enjoy.”

“One of the main reasons for us moving to this area was the quality of schools,” says Una, “however we’ve since discovered that the location ticks so many boxes. We’re just over a mile away from the nearest train station, which has been brilliant for my husband; we’re just minutes from the town centre of Hertford and we’re surrounded by all of this spectacular countryside. What more could you want?”

“The garden is another really lovely feature of the property,” continues Una. “It’s arranged over terraces so there are lots of lovely places to sit out and relax, and there’s also more than enough space for children to have a good run around. We have two patio areas, two lawns and right at the top we’ve created a decked area. The whole space backs onto privately owned woods and is peaceful, private and tranquil.”

“Adjacent to the main house we have a two-bedroom self-contained annex, we have rented out in the past, but it could be ideal for multi-generational living or simply extra accommodation for visiting guests.”

“We love this house and we’ve been extremely happy here for the past twelve years, but we feel the time is right for a bit of a change,” says Una. “I think what I’ll miss most is the character of the house; it’s just so pretty and it has such a warm and welcoming atmosphere.”

* These comments are the personal views of the current owner 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.
As soon as you approach The Old School you’re drawn in and attracted by the Victorian features of the building. The original front door is no longer used and the hallway is approached from the side of the house. The hallway is lovely and long providing access to most of the downstairs rooms. As you walk into the kitchen the house instantly feels homely and welcoming with an AGA set into a chimney breast. The kitchen is well fitted and opens up into a comfortable breakfast/family area that looks onto the pretty front garden. The kitchen also enjoys a walk-in pantry and store room, the original reception lobby.

As one ventures down the hallway you find the large dining room that has been attractively appointed with stripped floorboards and built-in dresser style cupboards and shelving.

The main sitting room is a really impressive room with a high vaulted ceiling and chimney breast with woodburning stove. A lovely family space and great room in which to entertain. Doors lead from the sitting room into the study that is a delightful room that enjoys great light from the large doors and windows that open onto the private front garden.

At the back of the house is a great family room or 5th bedroom with adjacent en suite shower room. Perfect for teenagers or adults wanting a room to themselves. There is also a useful boot room with a door to the garden.

Upstairs the master bedroom is a perfect sanctuary. There are arched French doors with steps leading down to the garden. From the bedroom a dressing area leads to the luxurious en suite wet room with contemporary suite.
There are three further bedrooms and a lovely refitted family bathroom. The Old School is approached at the front by a gated driveway with ample parking for several cars that leads to the Oak framed double car port.

The front garden is raised above street level and has been attractively landscaped with well stocked borders, gravel and paving and enclosed by an established hedge.

The gardens enjoy a westerly aspect and are set out over several terraces with a mix of paving and decked areas that are great for entertaining on summer evenings. Steps lead up to a lawn bordered by shrubs. A deck at the top of the garden enjoys fantastic views over Waterford Common and the river. To the very rear the gardens have a delightful wooded backdrop.

The Detached Annexe
The annexe is a perfect facility for those that have dependent family who want their own space, work from home or wish to earn an additional income by letting it out.

An entrance hall leads to the cosy living room with a kitchen behind. The bathroom is downstairs with the two bedrooms being upstairs.

there is a useful outside store room accessed from the car port
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