

SAMUEL WOOD

The Old School Rodington, Shrewsbury, Shropshire, SY4 4QL

Offers Over £500,000



The Old School Rodington

Shrewsbury, Shropshire, SY4 4QL

4 2 1 C

- Characterful Former School Conversion
- Four Bedrooms Including Three Doubles
- Character Kitchen With Rayburn
- Feature Log Burner
- Generous Off-Road Parking
- Approximately 2,033 Square Feet
- Spectacular Vaulted Living Room
- Two Flexible Ground Floor Bedrooms/Reception Rooms
- Established Gardens
- EPC Rating C





Set within the peaceful Shropshire village of Rodington, The Old School offers an appealing balance of rural lifestyle, community and accessibility. This distinctive four bedroom former school conversion provides approximately 2,033 sq ft of characterful accommodation featuring soaring vaulted ceilings, exposed beams and brickwork, together with a magnificent arched window, while outside the wildlife-inspired gardens create a wonderful setting for relaxing, entertaining and enjoying the changing seasons. The village has a strong community feel, with the church and active village hall hosting a range of activities and events. For those who enjoy the outdoors, the surrounding countryside provides excellent opportunities for walking, cycling and exploring. Despite its tranquil setting, everyday amenities and larger centres are readily accessible, with Shrewsbury approximately seven miles away, Newport, Telford and the M54 also all within easy reach.

As you enter this truly unique home you will find a cloakroom and useful utility room from the hallway. The characterful kitchen/breakfast room features solid timber worktops, Belfast sink, exposed wood flooring and a Rayburn set upon a raised brick hearth. The impressive living room is undoubtedly the centrepiece, with generous proportions, beautiful vaulted and beamed ceiling, magnificent tall arched window and multi-fuel burner. Two well proportioned bedrooms/reception rooms occupy the ground floor, alongside a bathroom, providing excellent flexibility for family, guests or home working. A conservatory offers a peaceful additional reception space with pleasant views of the gardens.

The staircase leads to a first floor landing and hallway with Velux windows adding wonderful natural light. The principal bedroom is a particularly impressive space, featuring exposed brickwork, two roof lights and built-in storage. Bedroom Four/Dressing Room provides further flexibility and is served by a Jack and Jill shower room.

The gardens have been thoughtfully managed with wildlife in mind, creating a natural setting around the house. There are lawns, sectioned garden areas and sunny terraces, complemented by a wildlife pond, meadow planting and bird and bat boxes. The result is a garden which changes with the seasons and provides plenty of opportunities for outdoor dining, entertaining, gardening or simply enjoying the surroundings. A large off-road parking area to the front provides ample parking for residents and visitors.















Directions

Following the Rodington Road past the Church, you will see the driveway to the property on your right just before the bridge, with a slate sign reading The Old School.

Services: We understand that the property has mains gas heating and log burner, mains electricity, mains water and mains drainage.

Broadband Speed: Basic 4 Mbps, Superfast 80 Mbps
Results provided by Ofcom and correct at time of listing

Flood Risk: Very Low

Tenure: We understand the tenure is Freehold.

Local Authority: Telford & Wrekin

Council Tax Band: C

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

Anti-Money Laundering: To comply with these regulations, we are required to complete Anti-Money Laundering (AML) checks for all purchasers. We use Movebutler, a secure HMRC-approved platform by Credas, to make this process quick and easy on any device. A charge of £25pp will be collected by Movebutler, a link will be emailed to you when your offer has been accepted.

These details are awaiting final approval and may be subject to some changes.





Floor Plans



Total floor area: 188.8 sq.m. (2,033 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. 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. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.