



The Old School House, Yockleton, Shrewsbury

---



# A handsome period property with lovely private gardens in the pretty village of Yockleton, only a short distance from Shrewsbury

## Summary of accommodation

**Ground Floor** - Entrance Hall | Sitting room | Dining room | Kitchen/breakfast room  
Snug/Study | Utility room | Cloakroom

**First Floor** - Four double bedrooms (two en suite) | Family bathroom

**Gardens, grounds and outbuildings** - Double garage | Garden store | Shed  
Greenhouse

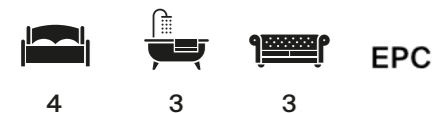
## Distances

Shrewsbury 6.7 miles, Chester 44.9 miles, Birmingham 53 miles  
(Distances approximate).

## Location

The Old School House occupies a rural setting within a quiet hamlet, just outside the village of Yockleton, approximately 7 miles west of Shrewsbury, surrounded by lovely open countryside and with far reaching views in all directions.

The nearby County Town of Shrewsbury offers a fine selection of shops and restaurants along with excellent recreational and educational facilities. Several highly regarded preparatory and public schools are also close by including Prestfelde, Shrewsbury School, Shrewsbury High School for Girls, as well as a number of popular state schools. Road links are good with the A5/ M54 providing access to Telford, Birmingham and the national motorway network. There is a national train station at Shrewsbury.



## The Old School House

The Old School House is a handsome village house found on the outskirts of Yockleton, only a short distance from the county town of Shrewsbury. The property has an excellent range of accommodation over two floors and has provided a wonderful family home for the current owners. Converted to a thoughtful design, The Old School House retains some fantastic traditional features.

The kitchen breakfast room is beautifully appointed with a range of fitted units and integrated appliances. Across the hallway is a useful utility room and a space for coats and boots. The generous sitting room has a log burning stove and French doors out to a lovely, flagged seating area. A set of double doors lead into the more formal dining room. A snug/home office is found beyond a second bright and airy inner hallway; this room has views over the rear gardens. A WC completes the ground floor accommodation.

The principal bedroom has an en suite bathroom and lovely views toward the village church.

A guest bedroom is found at the opposite end of the property with views over the front gardens and open countryside beyond; this room also has an en suite bathroom. There are two further bedrooms, both with high pitched ceilings and feature beams, along with a family bathroom.

## Gardens, grounds, and outbuildings

The Old School House has a large tarmacadam driveway with parking for a number of vehicles. A double detached garage stands away from the property on the Northern boundary, with a useful attached garden store and shed.

There are wonderful seating areas on three sides of The Old School House, providing private spaces for al fresco dining. There is a generous flat lawn to the rear bordered by panel fencing.

## Property information

**Tenure** Freehold.

**Services** Mains gas central heating, water, electricity and drainage.

**Local authority** Shropshire Council.

**Council Tax Band** C.

**Viewings** All viewings must be made strictly by appointment only through the vendors' sole selling agents, Knight Frank.

## Directions (Postcode SY5 9PQ)

From the Shrewsbury by-pass take the B4386 signposted to Montgomery. After 3.5 miles, pass through Yockleton and upon exiting the village, find a fingerpost indicating a right turn to The Church. Turn up this lane and the property can be found on the right-hand side.

## What3words

acted.wacky.idealist





## Approximate Gross Internal Floor Area

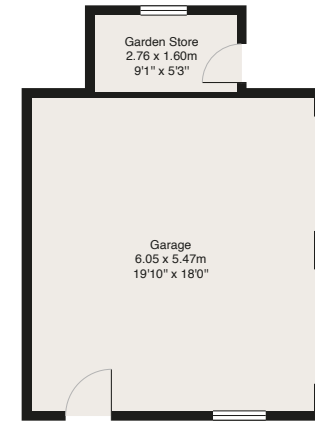
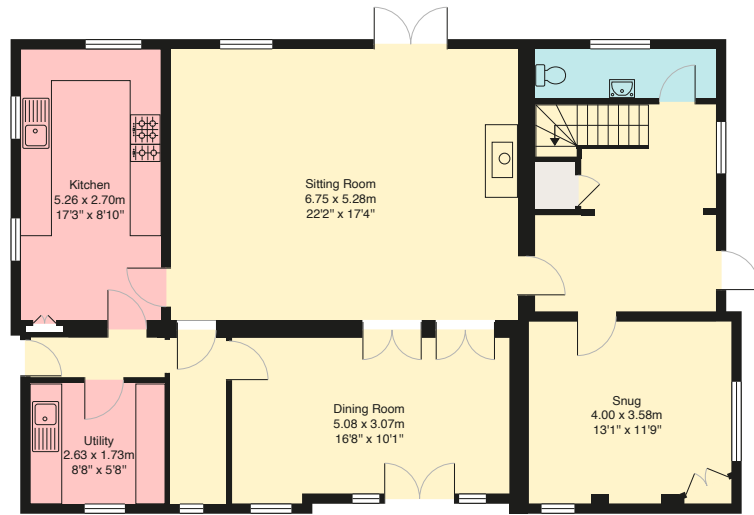
Main House: 2,190 sq ft / 203 sq m

Garage & Garden Store: 400 sq ft / 37 sq m

Total Area: 2,590 sq ft / 240 sq m

This plan is for guidance only and must not be relied upon as a statement of fact.

Attention is drawn to the important notice on the last page of the text of the Particulars.

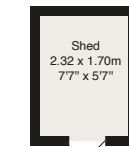


Garage

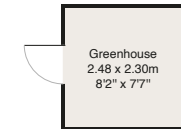
Ground Floor



First Floor



Wooden Shed



Greenhouse

**Knight Frank Shrewsbury**

9 College Hill

Shrewsbury

SY1 1LZ

[knightfrank.co.uk](http://knightfrank.co.uk)

I would be delighted to tell you more

Tom Wright

01743 664204

[Tom.Wright@knightfrank.com](mailto:Tom.Wright@knightfrank.com)



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. All those items regarded as tenant's fixtures and fittings, are specifically excluded from any tenancy and will not be evidenced in the inventory. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated May 2023. Photographs and videos dated May 2023.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.