



## 2 Old School Court

Cleadon Village, SR6 7UH

Offers Around £750,000



Perfectly situated on a South West aspect garden site in this beautiful Village setting, this exquisite period conversion of the former Girls side of Cleadon School, we are delighted to present this semi-detached bungalow offering a unique opportunity to own a piece of history. This sympathetic conversion boasts an impressive 2,707 square feet of living space, providing ample room for families or those seeking a spacious retreat. So many features to appreciate from the vaulted ceiling heights in the Old Hall which has the open plan living dining kitchen space, to the double height main bedroom with mezzanine floor area and a large en suite, transom windows, plantation shutters, and a mixture of under floor and gas central heating via radiators. There are four bedrooms, two bathrooms, utility, double garage and large drive. Experience the charm of village life in this stunning conversion, where modern living meets historical elegance.



## Entrance hall

Entrance is through the original Girls side entrance door with detailed art stone over, leading to the hall with wood floors, spot lights and a cast radiator

## Living Dining Kitchen

The Old Hall now offers contemporary open plan living having vaulted ceilings and exposed timber work and brickwork adding to the character of the home. There is hardwood flooring throughout. The living room area has full height windows with French doors to the garden, finished with plantation style shutters on this South West aspect. There is a 7kw log burner set on to a brick hearth and the room opens into the dining area and kitchen. The kitchen is extensively fitted with base units and larder units set off with black granite worksurfaces and a breakfasting island unit. Housed is an under bench sink, range style cooker with filter hood over, dishwasher and tiled splash backs.

## Utility

Fitted with wall and base units with work surfaces housing a sink unit, space for appliances, wall mounted central heating boiler and porcelain tiled floor and access to a small courtyard style garden to the front.

## Bedroom 1

The main bedroom suite is a super impressive room with double heights allowing for a mezzanine level. There are plantation shutters to the windows and a wood and glazed staircase to the mezzanine.

## Mezzanine

A great level and versatile space being a lounge area or gym with glazed panel overlooking the bedroom area.

## En suite

A large en suite with storage and shelving. There is a walk in wet shower area with floor drain, a wash basin set on a stone finish pedestal, WC, spot lights and tiled floor.

## Bedroom 2

Large windows with plantation shutters and spot lighting

## Bedroom 3

Vaulted ceiling and spot lights

## Bedroom 4

A great guest bedroom with spot lights and a large walk in wardrobes. There is a Jack and Jill door to the family bathroom utilising this as an en suite for guests

## Bathroom

Fullof character, the main bathroom for the home has a roll top bath, stone bowl sink on a vanity unit, WC, separate shower area, tiled and with a drencher shower head, half paneled walls, tiled walls and spot lights

## Garage

A detached double garage with twin electric doors

## External

Original boundary walls and some wrought iron gates give access to a wide and long block paved drive which can accommodate multiple vehicle parking. There is a small front courtyard patio garden and to the side and rear are South West aspect lawned gardens with block paved patio and seating areas.

## Note

Freehold Title, Council Tax Band F. Mains Services Connected, Flood Risk none. Cleadon Conservation Area. We are informed a restrictive covenant exists from 2012 relating to a 10 year demolition clause.

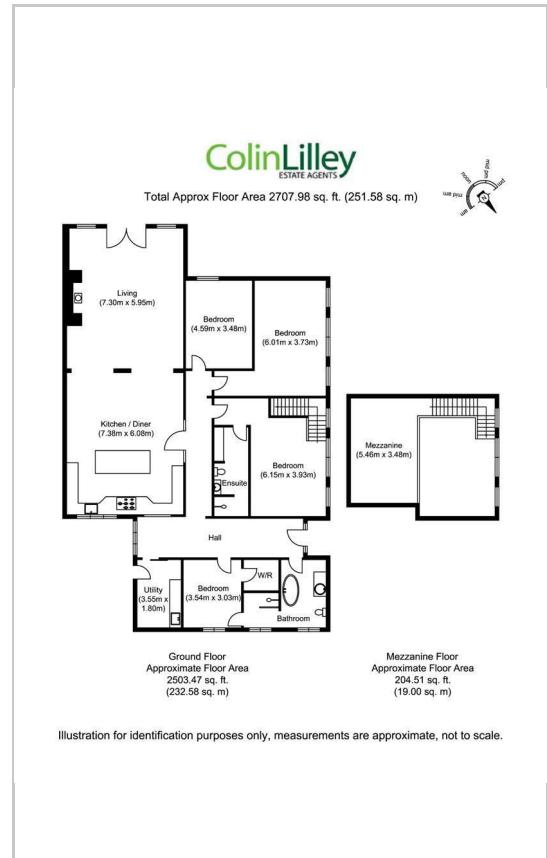
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## Area Map



## Floor Plans



## Energy Efficiency Graph

