

The School House, Trimpley, Bewdley, Worcestershire DY12 1NZ

01562 820880  
[www.hallsgb.com](http://www.hallsgb.com)  
[kidderminster@hallsgb.com](mailto:kidderminster@hallsgb.com)



FOR SALE

Price  
£780,000



2 Reception  
rooms



5 Bedrooms



2 Bath/Shower  
rooms



Spacious  
garden



#### SPECIFICATION

- A Fabulous Detached Converted School & School House
- 5 Bedrooms & 2 Bathrooms
- Impressive Living Room & Dining Area & Office
- Fitted Kitchen Diner & Utility Room
- Fabulous Private Gardens with Rural Views
- Large Detached Garage Block with Workshop
- Beautiful & Sought-After Rural Location

#### LOCATION

The School House is situated in an idyllic rural location, yet with easy access into Bewdley, Kidderminster, Worcester and beyond, providing convenient access to both town and country. Directly at hand is some fine countryside to enjoy, with nearby public rights of way providing miles of walks leading to local beauty spots such as the wooded Habberley valley nature reserve, Trimpley reservoir on the banks of the river Severn and historic Arley village. The nearby village of Shatterford provides a public house and there is good access to the nearby centres of Bewdley & Kidderminster as well as direct rail connections from Kidderminster to Birmingham and Worcester. There is M5 motorway access via Junctions 3 at Quinton & 5 at Wychbold.

Mileage (all distances approximate)

Kidderminster Railway Station 4.6 miles Bewdley 3 miles Bridgnorth 12.6 miles Worcester 17 miles Birmingham 22 miles





### ACCOMODATION

The School House offers an abundance of character combined with contemporary living. The spacious reception hall allows access to the ground floor cloakroom, beautiful lounge diner as well as the kitchen diner. There is also a rear inner hallway leading to the office. The kitchen diner overlooks the rear gardens and has a useful utility room. From the reception hall, a turning staircase leads to a split-level landing to the first floor and five first floor bedrooms, two of which benefit from dressing rooms as well as the family bathroom and en-suite bathroom to the master bedroom. There are fabulous views from both the front and rear overlooking the private gardens with rural views beyond. The gardens are private and beautifully presented with double electric cast iron gates to a gravelled hard standing, parking and turning space with generous lawns to both front and rear as well as a detached triple garage/workshop. An internal inspection is thoroughly recommended to appreciate the quality size and character of this fabulous detached rural family home.



### OUTSIDE

Electrically operated double gates access a large gravelled hard standing area providing off road parking for a number of vehicles and turning space. There is a detached brick and part rendered, pitched roof triple garage and work shop with external power, courtesy lighting and security lighting. To the front of the property is a generous lawn with raised paved seating terrace with external lighting and water supply. The fore gardens are bordered via wooden post and rail fencing and mature hedging allowing for fabulous countryside rural views across the neighbouring fields and beyond. Access via the side of the property leads to a generous rear garden with gravelled pathway passing a pedestrian gated access leading to the stepped and recessed porch main entrance. There is also a useful detached brick-built store with part wooden cladding, pitched tiled roof with double timber doors leading to a useful utility/office/store with concrete base, open pitched storage roof with power, lighting and three UPVC double glazed windows.

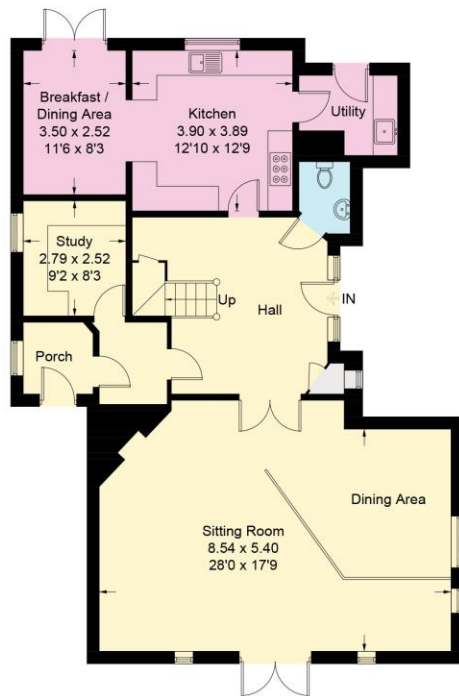
The impressive rear garden has an initial flagstone patio area leading to a particularly generous lawn with mature hedge borders and useful timber garden shed. The gardens enjoy a good degree of privacy with external courtesy lighting, water supply and power.

## Trimpley School House

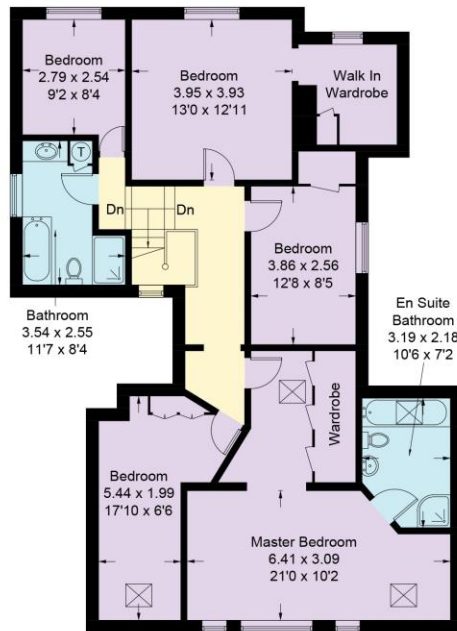
Approximate Gross Internal Area = 229.1 sq m / 2466 sq ft

Outbuildings = 70.5 sq m / 759 sq ft

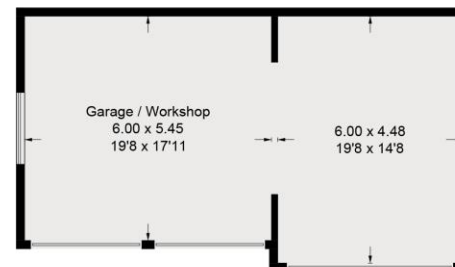
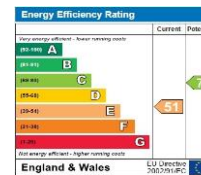
Total = 299.6 sq m / 3225 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID901494)



### DIRECTIONS

From Halls office on the Franche road continue in a northerly direction and at the round-a-bout and take the first left onto Habberley Lane, B4190. Continue to the next round-a-bout toward Bewdley and take the third exit onto Low Habberley. Continue past the Habberley Trail and turn right on Hoarstone Lane and after a short distance turn left signposted to Trimpley Reservoir and first right at Holy Trinity church and The School House will be found on the right-hand side.

### SERVICES

Mains water, electricity and Oil-Fired Central Heating, clearwater biotec sewage treatment system are understood to be connected. None of these services have been tested.

### FIXTURES AND FITTINGS

Only those items described in these sale particulars are included in the sale.

### TENURE

Freehold with vacant possession upon completion.



**01562 820 880**

Gavel House, 137 Franche Road, Kidderminster, DY11 5AP

Email [kidderminster@halls.gb.com](mailto:kidderminster@halls.gb.com)



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