



The Old Church School  
Willian | Letchworth Garden City | Hertfordshire | SG6 2AQ

FINE & COUNTRY

# Step inside

## The Old Church School

Situated in the picturesque village of Willian, Hertfordshire, The Old Church School offers a unique opportunity to acquire a charming piece of history. Originally built in 1872 by The Church of England, Willian Village School was attended by both girls and boys – via separate entrances! This charming detached four bedroom home confidently fuses period features with modern finishes, an idyllic combination for those searching for a truly exceptional property.

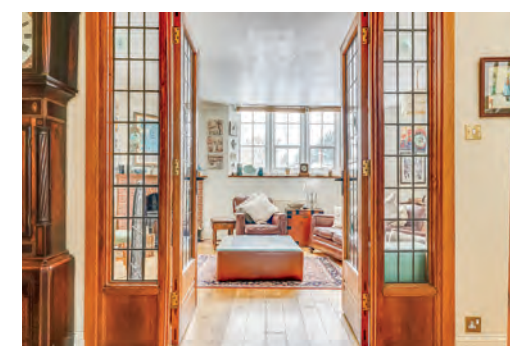
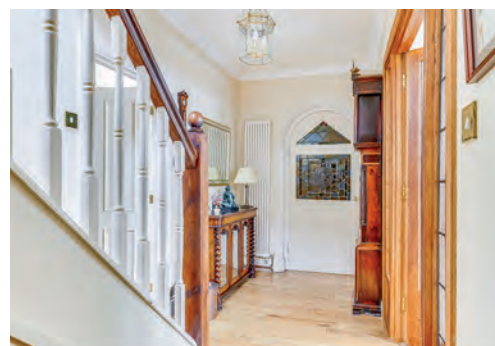
The entrance previously used for the boys is now the primary introduction to the property. A study is accessed via the porch, facing the front of the plot. The stunning kitchen/diner featuring Corian worksurfaces is ideal for entertaining guests, and features French doors leading to the garden. Through the kitchen, is a stunning sitting room with an original fireplace as a feature. Leading on from the reception room, is the second porch (the girls' entrance), staircase to the first floor, and a beautiful living room with a conveniently situated log burner. Furthermore, leading on from the hallway, is a downstairs W.C., boot room, utility room, and a three piece shower room complete with W.C. and wash hand basin.

On the first floor, there are four bedrooms and two bathrooms. The master suite is flooded with natural light, featuring a generously sized bedroom with impressively high ceilings, ample storage, a dressing room with fitted wardrobes, and a three piece shower room. The second bedroom is of similar size to the master bedroom, with a characterful mezzanine level with fitted furniture. The third and fourth bedrooms have fitted wardrobes, with the third featuring a mezzanine too. The family bathroom features a bath, shower unit, W.C. and wash and basin, which completes the internal space.

### About the area

Willian is highly sought after and well-regarded, as a village which remains peaceful, preserved, and features; a beautiful church, a Post Office and general store, along with two pubs – including The Fox which has a highly regarded restaurant. A delightful duck pond can be found in the centre of the village, perfect for a weekend stroll. North of Willian is Letchworth Garden City, and to the west is the historic market town of Hitchin.

There are a wide range of schools in the district including Highfield and Fearnhill. Independent schools include; St Francis College, St Christopher, The Princess Helena College, Dame Alice Harper and Kingshott. Letchworth Golf Club and Nuffield Health Fitness and Wellbeing Centre are both within a short distance. Transport links are enviable, with the A1(M) junction 9 1 mile distant, whilst fast and frequent trains leave from Hitchin, Stevenage and Letchworth Garden City to Finsbury Park and London Kings Cross, to the north via Peterborough and to East Anglia via Cambridge. Luton airport is 13 miles away and Stansted airport 30 miles approximately.





# Seller Insight

“We first viewed The Old Church School just over 30 years ago and I still remember being instantly captivated by this very unique family home. Originally serving as the village school for local children and then a home for evacuees during the Second World War, the property has an interesting history and oozes charm and characterful features, such as the bell tower and attractive fireplaces. Climbing roses around the front door completed the pretty picture and here we are, all these years later,” say the owners.

“The property has delightful views of the surrounding countryside and of the church behind us and we are set right in the heart of the village of Willian. The annual village fair and beer festival are always well supported and we also have a Post Office, two nice pubs (one of which has a great restaurant) and a village hall that can be hired out for parties. We enjoy easy access into London from Hitchin and Letchworth rail stations and Cambridge is nearby too which is lovely for shopping and days out. We can easily walk into town and the Greenway is right on our doorstep, so there is ample opportunity to walk, cycle, and run for miles on the circular trail around Letchworth Garden City.”

“The peaceful garden is fully enclosed and is perfect for relaxing and entertaining. There’s plenty of room for a marquee on the lawn and we’ve celebrated many family events here, including 21st birthdays and graduation parties where friends stayed over and camped in tents. The patio area has comfortable seating and is ideal for BBQs and get-togethers, as well as those quiet moments spent watching the birds and taking in the lovely views.”

“We’ve done a lot to the property over the years, all of which has been designed to make the most of the layout and to maximise storage. We originally extended to increase the size of the kitchen which has space now for a nice breakfast area, as well as a boot room in the utility area which has been a very handy addition. The sitting room has great proportions and is ideal for dinner parties and Christmas gatherings, whilst the living room is a cosy snug where we can relax in front of the wood burning stove in the evenings whilst watching television.”\*

\* 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.









# Step outside

## The Old Church School

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The property is accessed via a wooden five bar gate, leading to the gravel driveway which offers space for ample cars. To the left of the property is a garage, ideal for storage or to keep your car out of the elements. The well-manicured garden is mainly laid to lawn, with the exception of a patio area ideal for open-air dining and entertaining family and friends. A scenic red-brick wall surrounds the garden, and also ensures privacy for its residents. Concluding the outside space, is a conveniently situated storage shed with a log storage to the side.

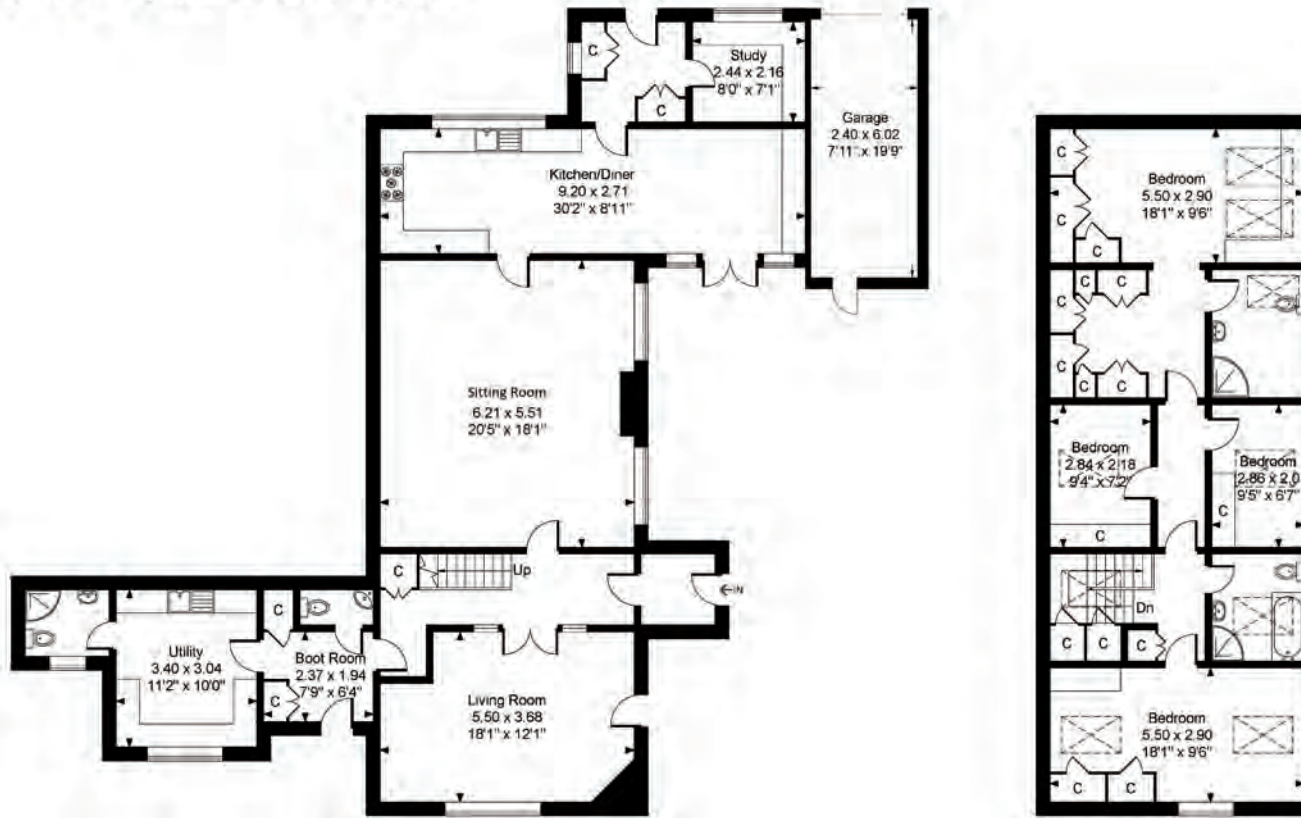
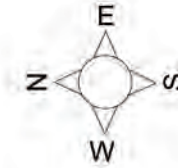








**The Old Church School**  
**Approximate Gross Internal Area**  
**204.90 sq m / 2205.52 sq ft**



**Ground Floor**

**First Floor**

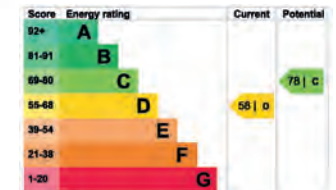
Council Tax Band: E

Tenure: Freehold

£ 1,200,000

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The position & size of doors, windows, appliances and other features are approximate only.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2022 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 9185978. Registered Office: Fine & Country, Station Place, Letchworth Garden City, SG63AQ. Printed 30.01.2023



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