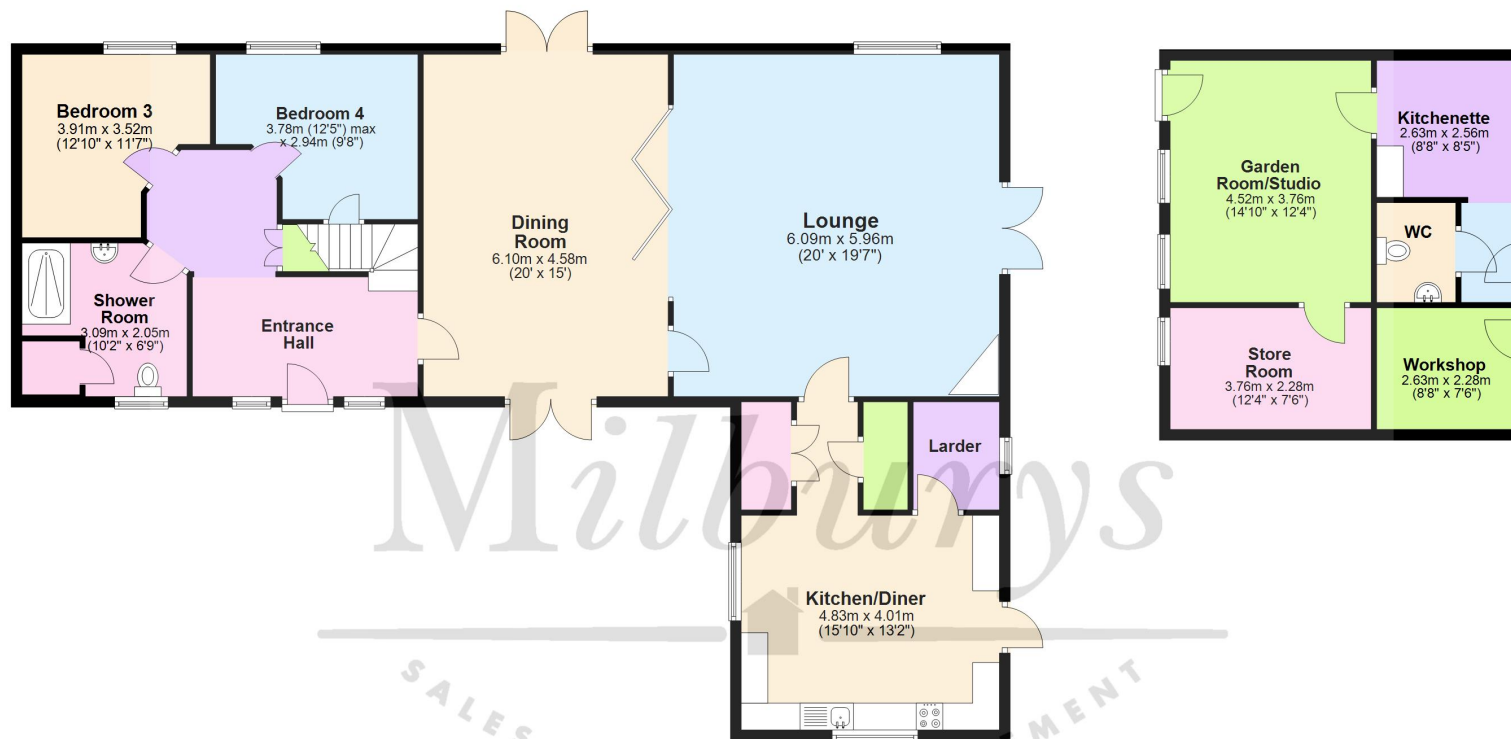




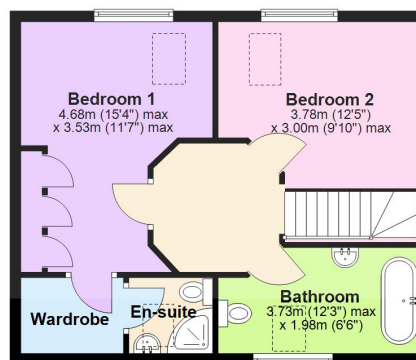
Ground Floor

Approx. 190.4 sq. metres (2049.1 sq. feet)



First Floor

Approx. 46.0 sq. metres (495.4 sq. feet)



Total area: approx. 236.4 sq. metres (2544.6 sq. feet)

For Illustrative Purposes Only. Not to Scale.
Plan produced using PlanUp.

2 The School Yard, High Street, Wickwar, South Gloucestershire GL12 8NE

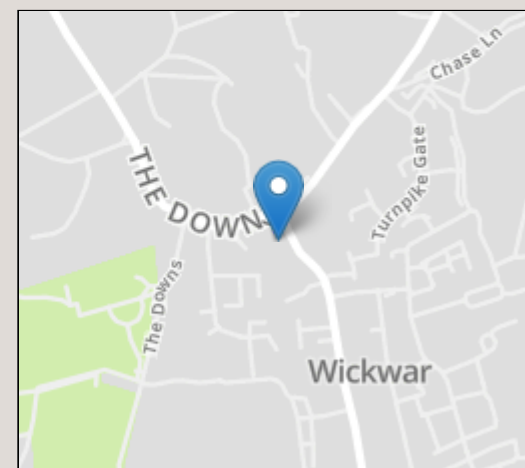
A fabulous period home that still retains a huge amount of features, much character and more than a hint of nostalgia! Dating back to 1868 this gem of a property started life as the village primary school, alongside the original grammar school. 'The School Yard' is one half of the old school building (the adjoining half also converted) and features fabulous high ceilings from its days as the school hall! Another handy addition is the old 'loo block' which is now a large workshop / store / garden room / teenager escape / hobby or work from home space. The conversion to a dwelling was completed in 1994, having ceased being a school in 1991. It now comes with beautifully maintained gardens that are impossible to appreciate from the outside due to its elevated and private setting. Green trees and surroundings enclose a fabulous lawn area, large outside terrace and cultivated sections for vegetables and fruit where you will find a large Victorian style green house. A further hidden area takes you to the chicken coup which can also go with the house! To the front the driveway leads you to parking for several cars and more if needed. Inside this wonderful home you will find 2 double bedrooms, a family bathroom and an ensuite on the first floor, whilst downstairs has two double bedrooms, a shower room, dining room, sitting room with feature log burner and kitchen/breakfast room. The hallway has a feature contemporary opening to the upper landing plus there are several sets of lovely original French doors opening to the gardens plus large windows providing much light and a delightful outlook. The current owners have loved, maintained and improved the property over the past 15 years and now is an exciting opportunity for the next custodians!

Situation

With countryside surrounds and a quaint conservation High Street dating back to the 15th century, Wickwar has its own Public House, High Street Members Club, café, hairdressers and youth centre. There are also village playing fields just a stroll from the centre of the village, many local country walks and the picturesque Holy Trinity Church which has a beautiful location just north of the village. Alexander Hosea Primary School is in the village and is very popular, whilst there are several secondary schools in the area which are also of good reputation including the nearby, Katharine Lady Berkeley Secondary School which is in the catchment for most of the village. Wickwar is also ideal for commuters as the M4 Junction 18 is circa 8.7 miles to the south (passing by Chipping Sodbury) whilst the M5 Junction 14 is only 4.5 miles to the north-west. Chipping Sodbury and Yate are only minutes' drive away and have many shops, a selection of supermarkets, sports facilities and a train station direct to Bristol.

Property Highlights, Accommodation & Services

- Attached, Former Victorian School Building
- Central Village Location in Elevated Position
- Beautifully Maintained and Presented with Fantastic Original Features
- Lovely Landscaped Gardens with Much Privacy and Attractive Green Outlook
- Four Double Bedrooms, Ensuite Shower Room and Two Family Bathrooms
- Spacious Lounge and Dining Room with High Ceilings and French Doors to Terrace and Gardens
- Off Street Parking for Several Cars
- Large Workshop/Store/Outbuilding Plus Attractive Timber Victorian Style Green House
- Mains Gas Central Heating, Mains Drainage and Feature Log Burner
- Council Tax Band E - South Gloucestershire Council



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