



The Old School House, Barlaston, Staffordshire

**Tinsley  
Garner**  
Independent property expertise





#### The Property

The Old School House is one of Barlaston's most historic properties dating in part from 1680. The property was extended in the mid 1800s with the addition of the Schoolmaster's cottage and remained in use as the primary school until 1963 when it became the village library. The property was fully renovated in 2009 when it was converted into a house and subsequent owners have continued to upgrade and improve the property.

This is a lovely house offering spacious and adaptable accommodation which successfully blends the requirements of twenty-first century living with the charm of a period property.

The heart of the house is the fabulous open plan living space with its tall vaulted ceiling, exposed A-frames and lots of natural light from windows to all elevations. The traditional style kitchen features an Aga and is semi open plan to the living area, making a great space for entertaining.

Proceed through the inner hall into the former schoolmaster's house and you will find more modest ceiling heights in keeping with a country cottage. The ground floor living space extends into a large double fronted reception room currently used as a play room, together with a home office, utility room and cloakroom with WC.

The boutique style main bedroom is on the ground floor, featuring a luxurious shower room and two walk-in closets and there are a further three bedrooms on the first floor, with en-suite to the guest bedroom and a family bathroom.

#### Gardens & Grounds

The Old School House is approached by car from Broughton Crescent over a gravel driveway with gates opening to a large parking area with space for a number of vehicles and large detached two car garage. Pedestrian access directly onto the village green from the gate at the front of the house.

Extensive mature gardens to all sides of the property which are mainly lawn with planted borders, mature hedges and established trees. For those who prefer an al fresco lifestyle there are extensive opportunities for outdoor living, with a large secluded patio with outdoor kitchen and BBQ.

Modern fully insulated wooden garden cabin ideal for use as a home office, yoga studio or artist's retreat.



### Location, Location, Location

The Old School House is located on the village green at the heart of this highly sought after Staffordshire village. The property is within strolling distance of the village church, primary school, public house (owned by TV actor Neil Morrissey) and a host of amenities including the renowned Wedgwood Visitor Centre, and prestigious Lunar Restaurant operated by Michelin starred chef Niall Keating,

Countryside walks are on the doorstep, with the National Trust Barlaston Downs Banks just yards away, as you pass the delightful Upper House Hotel & Restaurant.

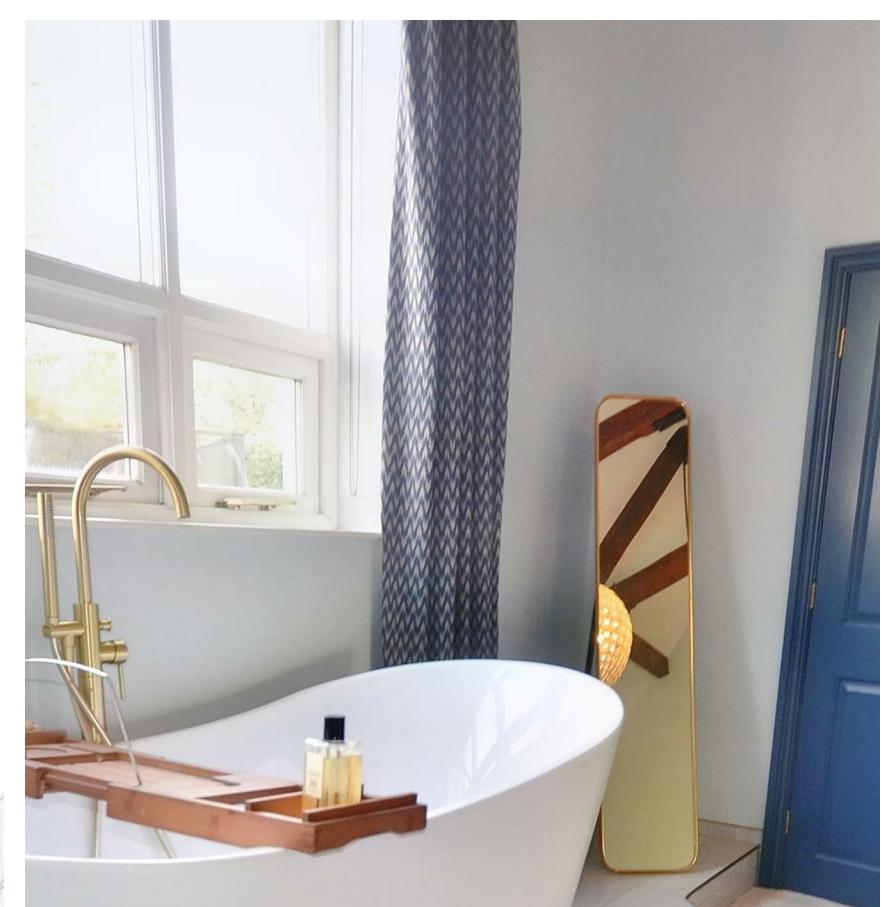
Just over 3 miles along the nearby Trent & Mersey canal are the spectacular Trentham Gardens where 725 acres of award winning gardens and ancient woodland lie in await of exploration, along with a unique shopping village, garden centre and regular outdoor events.

Minutes away from the A34, A50 and M6, the property is within easy commuting distance of The Potteries, Stone and Stafford and 10 mins from Stoke-on-Trent station: London Euston 1hr 40 mins, Manchester Piccadilly 45 mins, Birmingham New Street 40 mins.

Manchester, Liverpool, Birmingham and East Midlands airports are all within a hour drive.









#### Ground Floor Accommodation

Covered Porch, Entrance hall, Cloakroom & WC, Open Plan Living space with sitting room, dining area and traditional Style Kitchen. Inner hallway, play room, study, laundry, further cloakroom & WC.

Principal Bedroom Suite with En-Suite Shower Room.

#### First Floor Accommodation

Landing. Guest Bedroom with en-suite Bathroom, two further double bedrooms, Family Bathroom.

#### General Information

Services: Mains gas, water, electricity & drainage. Mains gas central heating.

Council Tax Band G

Freehold Asking Price £925,000

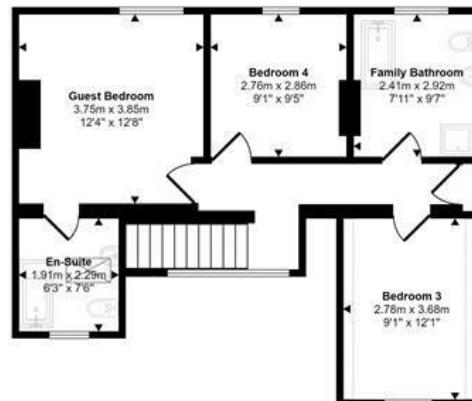
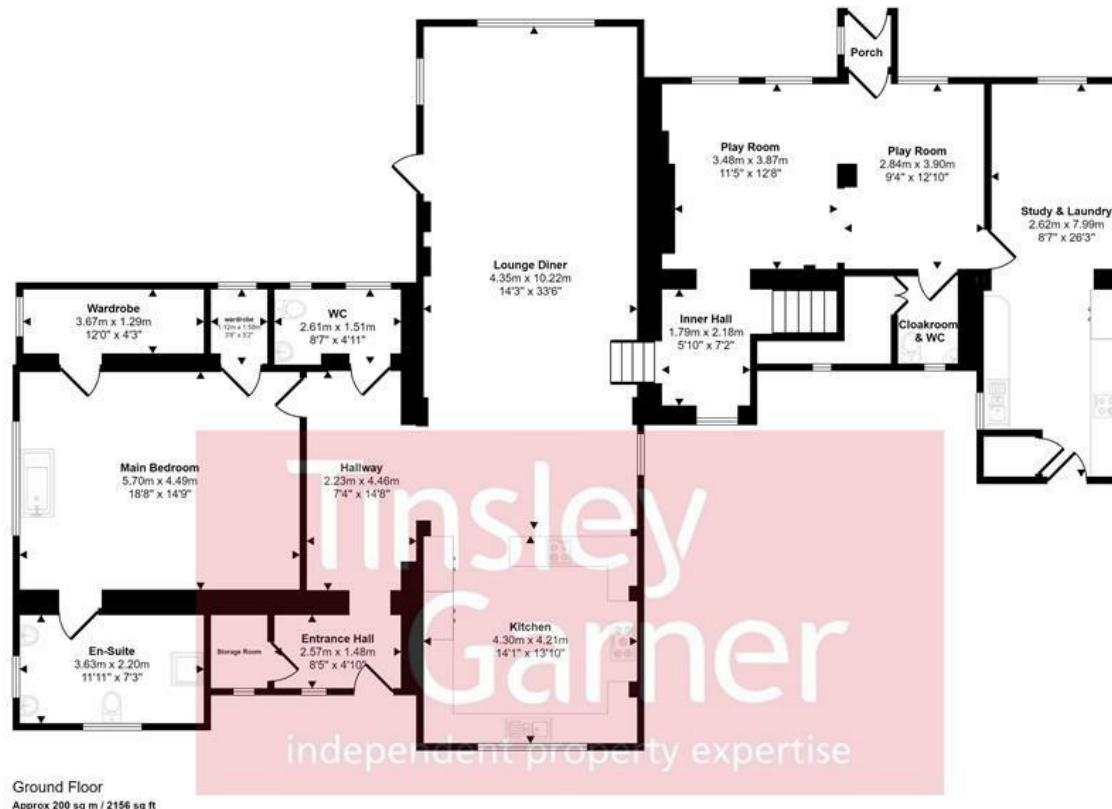
#### Viewing by Appointment

For Sale by Private Treaty, subject to contract.  
Vacant possession on completion

The Old School House is not a listed building

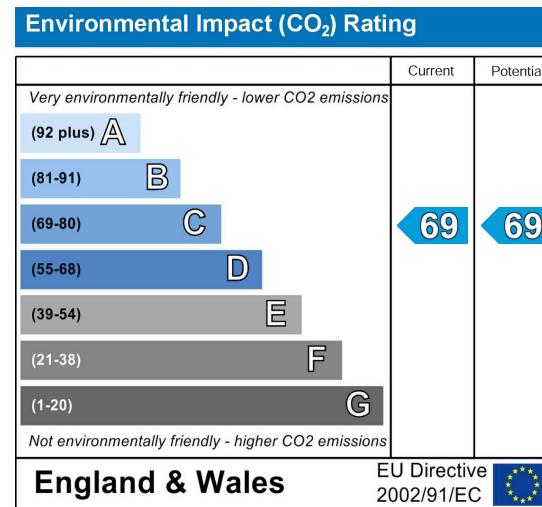
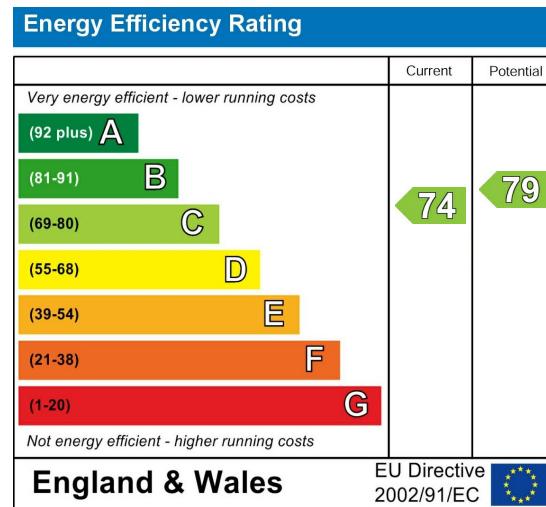


Approx Gross Internal Area  
257 sq m / 2769 sq ft



 Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.







The Market House, Mill Street, Stone

01785 811 800

**Tinsley  
Garner**  
independent property expertise