

- Three storey former headmasters house
- Located in the heart of Spinkhill Village
- In need of restoration
- Retains many original features
- Open aspect to the front
- 2 reception rooms & kitchen, 4 bedrooms & bathroom and basement cellar
- Excellent potential offered
- Adjoining school and land to be developed in near future

#### Ground Floor

Reception Hallway  
 Sitting Room 3.72m x 4.24m  
 Dining Room 4m x 3.52m  
 Kitchen 3.78m x 2.27m

#### Basement

Cellar

#### First Floor

Landing  
 Front Bedroom One 3.47m x 3.76m  
 Under Stairs Store  
 Bathroom/WC 2.59m x 1.87m with white suite  
 Rear Bedroom Two 3.99m x 3.98m

#### Second Floor

Landing  
 Front Bedroom Three 3.72m x 2.91m with far reaching views  
 Rear Bedroom Four 3.68m x 3.98m

#### Outside

Good size front garden area and rear yard

#### Note

The adjoining school building and rear land has the benefits of planning for residential development and the intention is for the site to be sold in the near future

#### EPC Rating G

A full copy of the EPC will be available to view via our website

#### VIEWING

By appointment with Jake Bond  
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#### SOLICITORS

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ON INSTRUCTIONS FROM  
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