



OLD VILLAGE SCHOOL
North Yorkshire



OLD VILLAGE SCHOOL

MANFIELD, NORTH YORKSHIRE, DL2 2RG

AN IMPRESSIVE FOUR BEDROOM SCHOOL CONVERSION DATING BACK TO 1856, OFFERING A UNIQUE BLEND OF HISTORICAL CHARACTER AND MODERN STYLING. SITUATED IN THE HIGHLY SOUGHT AFTER VILLAGE OF MANFIELD.

Accommodation

Entrance Porch • Hallway • Living Room • Family Room
Spacious Kitchen/Dining Room • Cloakroom/WC • Utility/Boot Room
Boiler Room • Four Bedrooms • Three Bathrooms

Externally

Garden with Walled Boundaries • Lawn Areas
Outbuilding • Gravelled Driveway • Parking



GSC GRAYS

PROPERTY • ESTATES • LAND

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Situation

Old Village School is situated beside the village green within the much sought after and highly desirable village of Manfield in North Yorkshire. Manfield has a superb community atmosphere and offers a good range of amenities including the Crown Inn public house, a church, play park and village hall. The property is within the catchment area for local schools including Trinity Academy, Eppleby, Forcett and Middleton Tyas School and a number of comprehensive schools in Richmond. The prestigious Barnard Castle school is also close by providing private education. For the commuter, the property is ideally situated for the A1 which provides excellent links to major commercial centres in the region. Darlington main railway station offers regular services to Newcastle, Edinburgh, York and London. Teesside, Newcastle and Leeds Bradford airports are easily accessible.

The Property

Nestled in the charming village of Manfield, North Yorkshire, this impressive property is a remarkable conversion of a school dating back to 1856, offering a unique blend of historical character and modern styling. With its stone-built façade, the property exudes an air of elegance and sophistication, making it a standout choice for discerning buyers.

Inside, you will find a spacious layout that includes two inviting reception rooms, perfect for both relaxation and entertaining. The heart of the home is undoubtedly the bespoke dining kitchen, which has been thoughtfully designed to cater to contemporary living while retaining a sense of warmth and comfort. This culinary space is ideal for those who enjoy cooking and hosting gatherings with family and friends.

The property boasts four well-proportioned bedrooms, providing ample space for a growing family or guests. With three bathrooms, convenience is at the forefront, ensuring that everyone has their own private space.

Living in this village location offers a peaceful lifestyle, while still being within easy reach of local amenities and transport links. This home is not just a place to live; it is a lifestyle choice that combines the charm of village life with the comforts of modern living.



Accommodation

Ground Floor - With hardwood entrance door to side elevation leading into an entrance porch with flag stone flooring and door to hallway. This stunning and impressive hallway with original windows, double height ceiling, oak flooring and contemporary staircase with bespoke storage under. The living room boasts the original fireplace with inset multi-fuel cast iron stove and picture window to front elevation. The family room is a useful room providing extra relaxing space or could be used as a more formal dining room once again with a picture window to front elevation. At the heart of this family home is a fantastic bespoke Nixon handmade kitchen with Miele appliances including two ovens, steam oven, microwave oven and induction hob with silestone worktops. There is an island unit at one end of the kitchen with underfloor heating to tiled area, as well as having ample dining area, fireplace with cast iron stove, large picture window and double glazed patio doors to rear garden. There is a ground floor cloakroom with a low hung vanity wash hand basin and low level WC. The rear hallway has tiled floor with underfloor heating and glazed roof with doors to utility/boot room and boiler room. The utility room offers space and plumbing for washing machine and useful drying area as well as a useful boot room for all those family coats and wellies. The boiler room houses an efficient biomass boiler as well as control units for the central heating system.

First Floor - With galleried landing and access to all four double bedrooms. The master bedroom has a dormer style window to front elevation with oak flooring and full en-suite bathroom with underfloor heating. The guest bedroom has a sold oak flooring and a window to the front elevation with en-suite shower room with underfloor heating. There are two further bedrooms both with mezzanine levels as well as sharing a 'Jack and Jill' shower room with underfloor heating.

Externally

With gardens on three sides providing a mixture of lawn, patio and well stocked borders as well as having walled boundaries.

Driveway

Driveway providing off-street parking.

Outbuilding

To the rear of the property there is a useful outbuilding benefitting from full planning permission for conversion into a single bedroom holiday let and home office. North Yorkshire County Council Planning Department reference: ZD23/00540/FULL

Agents Note

Please note there is a second pedestrian access to the property from Glebe Lane.

Services

Mains electricity, drainage and water are connected. Biomass central heating boiler and part electric underfloor heating.

Tenure, Local Authority & Council Tax

The property is offered freehold with vacant possession upon completion.

North Yorkshire Council

For Council Tax purposes the property is banded F.

Wayleaves, Easements & Rights of Way

Old Village School is sold subject to and with the benefit of all existing rights including rights of way whether public or private, light, drainage, water and electricity supplies and all other rights, obligations, easements, quasi easements and all wayleaves or covenants whether disclosed or not.

Areas, Measurements & Other Information

All areas, measurements and other information have been taken from various records and are believed to be correct, but any intending purchaser(s) should not rely on them as statements of fact and should satisfy themselves as to their accuracy.

Viewings

Strictly by appointment via GSC Grays.



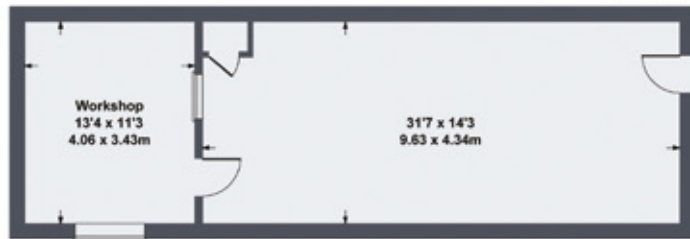
Old Village School, Manfield

Approximate Gross Internal Area
House = 2636 sq ft - 245 sq m
Outbuilding = 578 sq ft - 54 sq m
Total = 3214 sq ft - 299 sq m

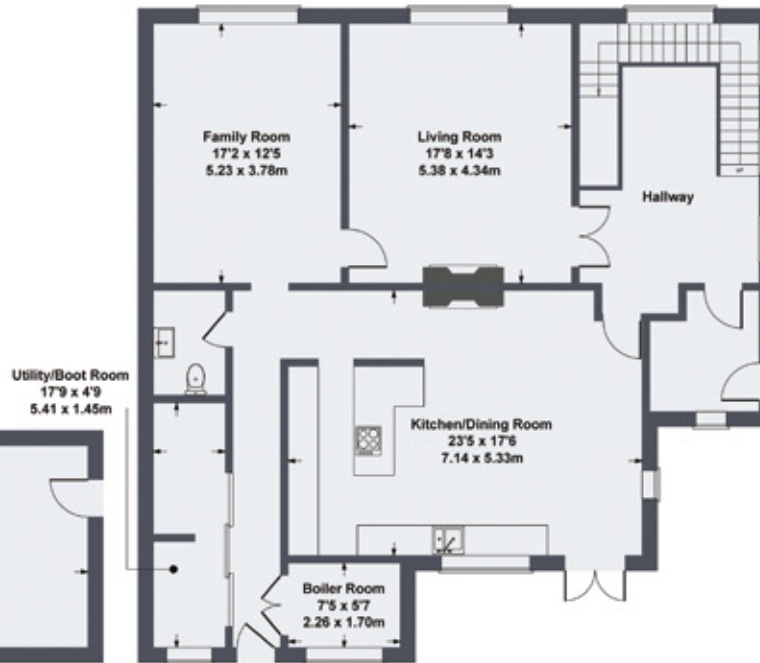
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

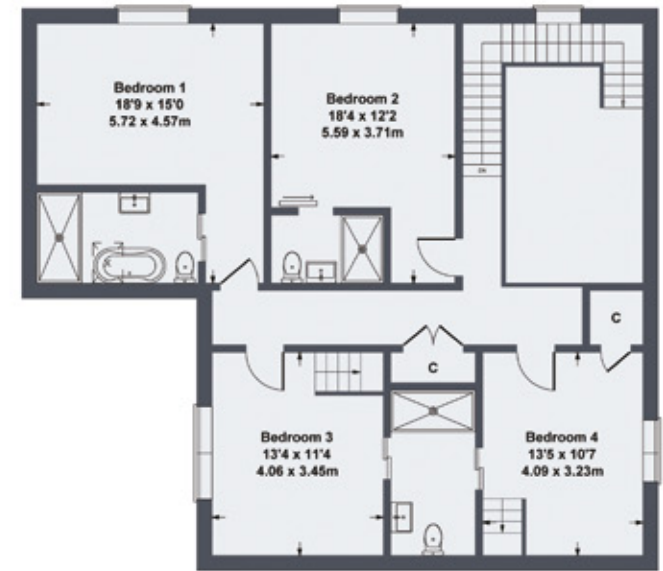
Produced by Potterplans Ltd. 2025



OUTBUILDING



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
(92-plus) A		80
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

DISCLAIMER NOTICE:

PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows:

1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to our presentation or warranty. This should not be relied upon as statements of facts and anyone interested must satisfy themselves as to their correctness by inspection or otherwise.
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5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.

Particulars written: June 2025

Photographs taken: June 2025