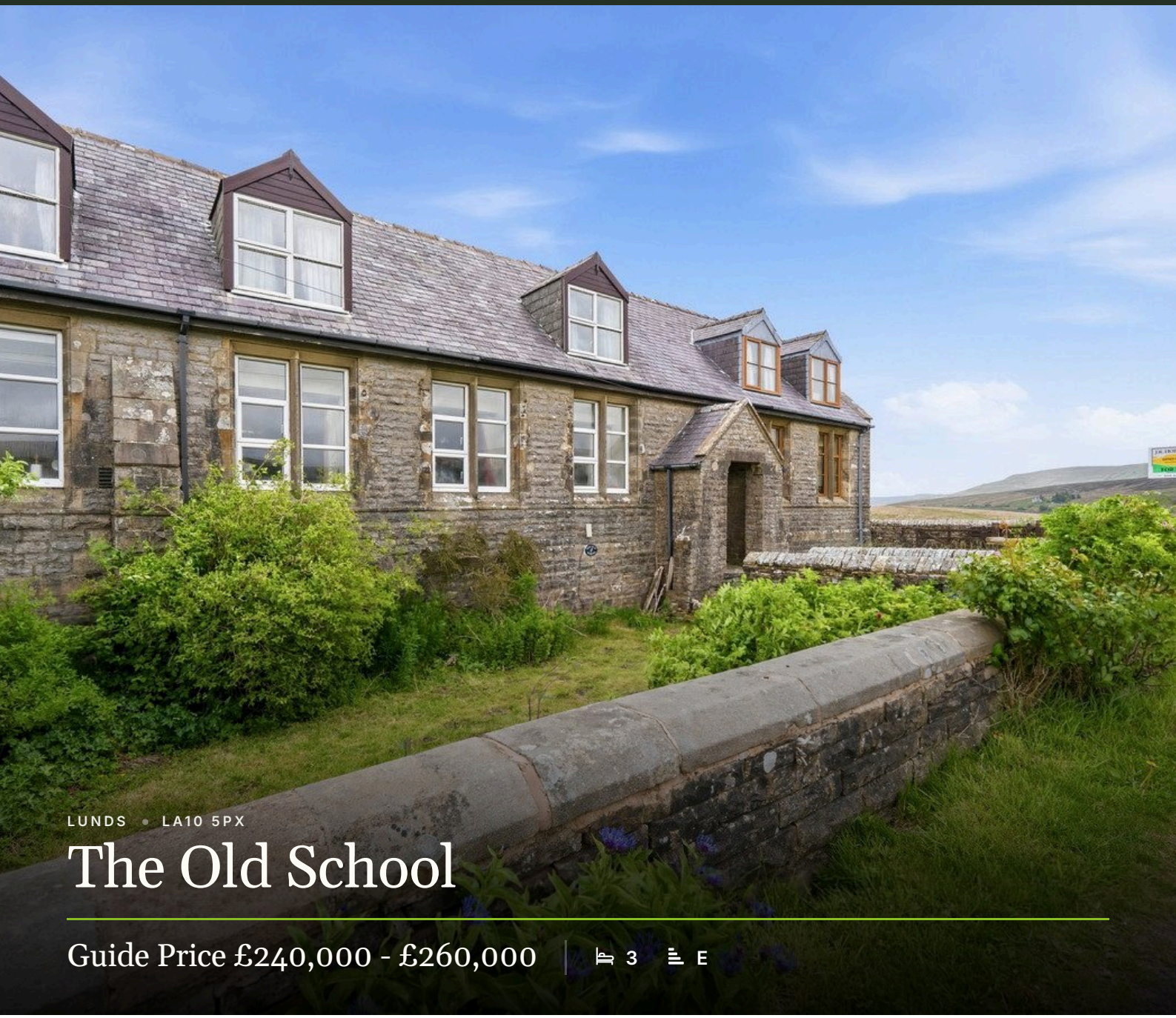
J.R. HOPPER & Co. Est. 1886



LUNDS • LA10 5PX

The Old School

Guide Price £240,000 - £260,000

3 | E

AT A GLANCE

- Characterful Former School Conversion.
- Spacious Accommodation Over Three Floors.
- Large Living Dining Room
- Three Generous Double Bedrooms.
- Far-Reaching Countryside Views.
- Front And Rear Enclosed Gardens.
- Private Parking Rights Included.
- B4RN Internet Connection
- Ideal Home, Holiday Let Or Investment.

LEYBURN 01969 622936 | HAWES 01969 667744 | SETTLE 01729 825311 | KIRKBY STEPHEN 01768 258002

Central Chambers, Market Place, Leyburn, DL8 5BD · enquiries@jrhopper.com · www.jrhopper.com

THE PROPERTY

Characterful Former School Conversion.

The Old School is an attractive and characterful home, forming one of two residences created during the 1980s conversion of the former Lunds School, an impressive high-vaulted building dating from the 1870s.

Occupying the central position within a row of three properties, it is flanked on one side by the original Victorian schoolmaster's house and on the other by Curlew Cottage, the second dwelling formed from the former school. The sympathetic conversion has successfully preserved much of the building's original charm and architectural character, creating a unique and spacious home in an enviable rural setting.

Situated approximately half a mile from the Moorcock licensed tearoom, just off the B6259, the property enjoys a peaceful yet accessible position amidst the spectacular Yorkshire Dales countryside. The market towns of Hawes and Kirkby Stephen are located approximately six and ten miles away respectively, providing a comprehensive range of everyday amenities and services. Surrounded by open countryside, the property benefits from far-reaching views and excellent walking opportunities in every direction, whilst retaining the reassurance of neighbouring properties close by.

The accommodation is generously proportioned throughout. The principal entrance is located to the rear of the property and is reached via a short walk across the rear garden from the designated parking area. An entrance lobby provides practical space for coats and footwear and incorporates plumbing for a washing machine, creating a highly versatile utility and boot room. Wooden steps lead up to a well-appointed kitchen and a spacious living and dining room, enhanced by large windows that flood the space with natural light and reflect the character of the original school building. The ground floor also includes a useful cloakroom/WC and, accessed via two steps, a secondary entrance lobby which provides access through a fire door to a shared front porch. This area is also used by Curlew Cottage and allows both properties to enter and exit via the school's original timber front doors, providing a practical point for deliveries, loading and unloading, and day-to-day access.

To the first floor are three well-proportioned double bedrooms, served by a family bathroom and a separate shower room.

Externally, the property enjoys enclosed lawned gardens to both the front and rear. The front garden is bounded by traditional dry-stone walling, while the rear garden provides a pleasant and private outdoor space with established shrubs and delightful views across the surrounding fields. A shared driveway runs alongside the property, with rights granted for The Old School to park one vehicle.

A particularly valuable feature of the property is the substantial cellar, which offers excellent storage space and may present potential for further conversion, subject to any necessary planning permissions and statutory consents.

Combining character, generous living space and an exceptional rural setting, The Old School is well suited as a permanent residence, holiday home or investment opportunity.

The guide price reflects the fact that a number of the windows have become misted and are likely to require replacement.

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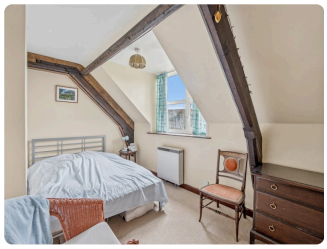
GALLERY

Every room, inside and out











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GALLERY






Spacious Accommodation Over Three Floors.

REQUEST THE VIDEO VIEWING

Interest piqued? Here's what's next.

Photographs got you this far — we picked them so they would. Our private video viewings take you further: one of our viewers will walk and talk you through The Old School properly, inside and out, room by room, pointing out every feature and every issue as they go.

Your time is precious (and so is your fuel), so whittle your shortlist down from the sofa. We'll get you through the door just as soon as we know how much you loved it from afar.

ASK FOR THE VIDEO VIEWING

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THE ACCOMMODATION

A room-by-room schedule

Set out floor by floor, as a plan would read it — from the entrance hall through to the gardens beyond.

01 GROUND FLOOR

Main Entrance Hall

Tiled flooring. Plumbing for washing machine. Space for coats & shoes. Cupboard housing stop valve for water supply and electricity consumer unit. Window. Glazed UPVC external door to the rear. Wooden steps up to kitchen and living dining room.

Kitchen

Tiled flooring. Part tiled walls. Good range of wall and base units with complimentary solid wood worktops. Plumbing for dishwasher. Room for freestanding cooker and fridge freezer. Extractor hood. Wall mounted electric heater. Large window to the front.

Living Dining Room

Generous sized room. Fitted carpet. Multi fuel stove on stone hearth with heat resistant tiling behind. TV point. Under stairs storage cupboard. Two night storage heaters. Four windows over dual aspects bringing in lots of natural light.

W/C

Cork tiled flooring. Pitched ceiling. Extractor fan. W/C. Wash basin.

Small Front Entrance Lobby

Wooden steps down into lobby. Fire door to shared front porch.

02 FIRST FLOOR

Stairs & Landing

Turned wooden staircase with picture window to the rear. Fitted carpet on the landing. Exposed beams. Loft access. Airing cupboard housing hot water tank with immersion heater. Radiator.

Bedroom One

Front double bedroom. Fitted carpet. Pitched ceiling. Exposed beams. Loft access. Exposed stone wall. Radiator. Wall mounted electric heater. Window to the front.

Bedroom Two

Front double bedroom. Fitted carpet. Pitched ceiling. Exposed beams & trusses. Radiator. Night storage heater. Window to the front.

Bathroom

Cork tiled flooring. Pitched ceiling. Extractor fan. Part tiled walls. W/C. Wash basin. Bath with shower over. Heated towel rail.

Shower Room

Cork tiled flooring. Pitched ceiling. Exposed beams & trusses. W/C. Wash basin. Corner shower cubicle with electric shower. Radiator. Wall mounted electric heater. Window to the rear with amazing views.

Bedroom Three

Front double bedroom. Fitted carpet. Pitched ceiling. Exposed beams & trusses. Radiator. Night storage heater. Window to the front.

03 OUTSIDE

Front

Gated access with path leading up to the front steps and entrance. Enclosed front garden. Laid to lawn with established flower beds.

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THE ACCOMMODATION

03 OUTSIDE

Rear

Enclosed rear garden. Path leading to rear steps and entrance. Laid to lawn. Established shrubbery. Access to cellar.

Cellar

Large storage area, this could be converted subject to the necessary planning consents.

Parking

The Old School has the right to park one vehicle in the area behind Curlew Cottage.

04 AGENTS NOTES

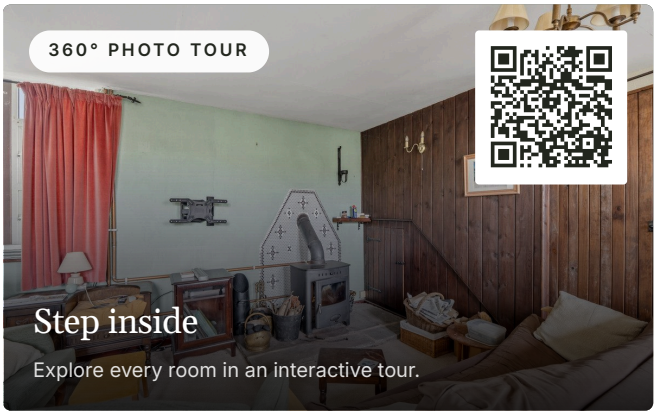
Material Information

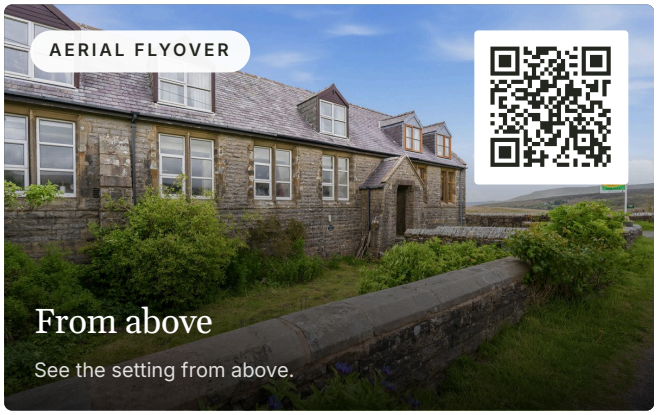
Mains electricity. Private water supply - Bore hole water supply, jointly owned with Curlew Cottage, with operation system located in Curlew Cottage cellar. Private drainage via a waste water treatment plant, jointly owned with Curlew Cottage, located in the field behind with a right of access for maintenance. The radiators upstairs are heated via the multi fuel stove. Flood Risk: stated as Very Low in Defra's long-term assessment of flood risk, with no known history of flooding. Broadband: Broadband for the Rural North: Basic 1 Mbps Ultrafast 1000 Mbps.

ONLINE ONLY

There's more on the website

Tours, video and paperwork don't fit on paper. Point your phone's camera at a code — or tap it, if you're reading this on a screen.





DOCUMENTS & LINKS

EPC - 29th May 2026

PDF · 0.10 MB

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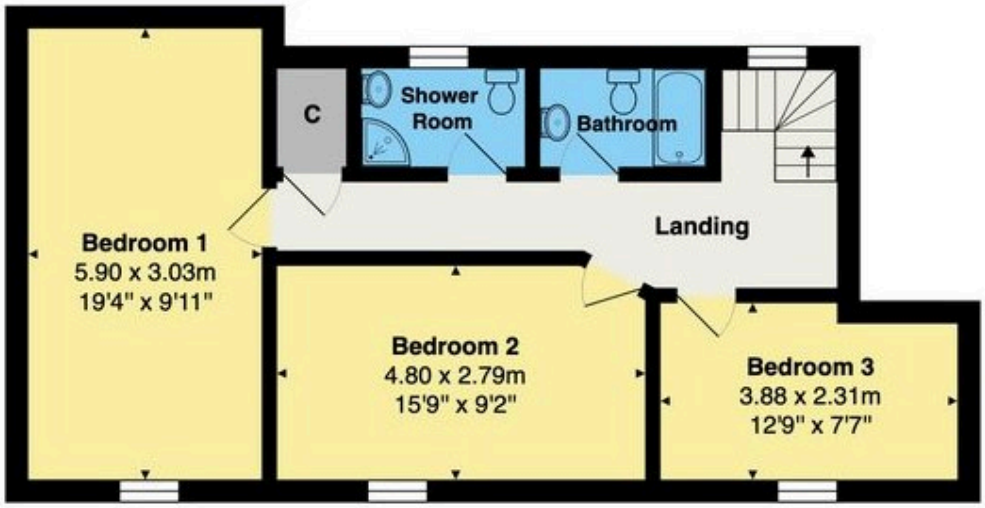
The Old School, Lunds, Sedbergh, LA10 5PX

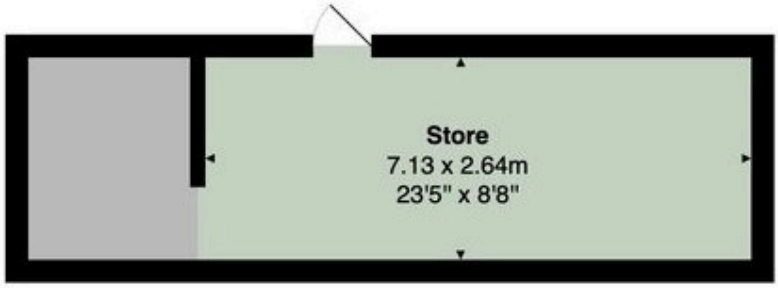
Total Area: 141.3 m² ... 1521 ft²



First Floor



Ground Floor



Lower Ground Floor

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The plan is not to scale and has been prepared solely for marketing purposes.
Interested parties should make their own enquiries and rely on their own inspection as to its accuracy.

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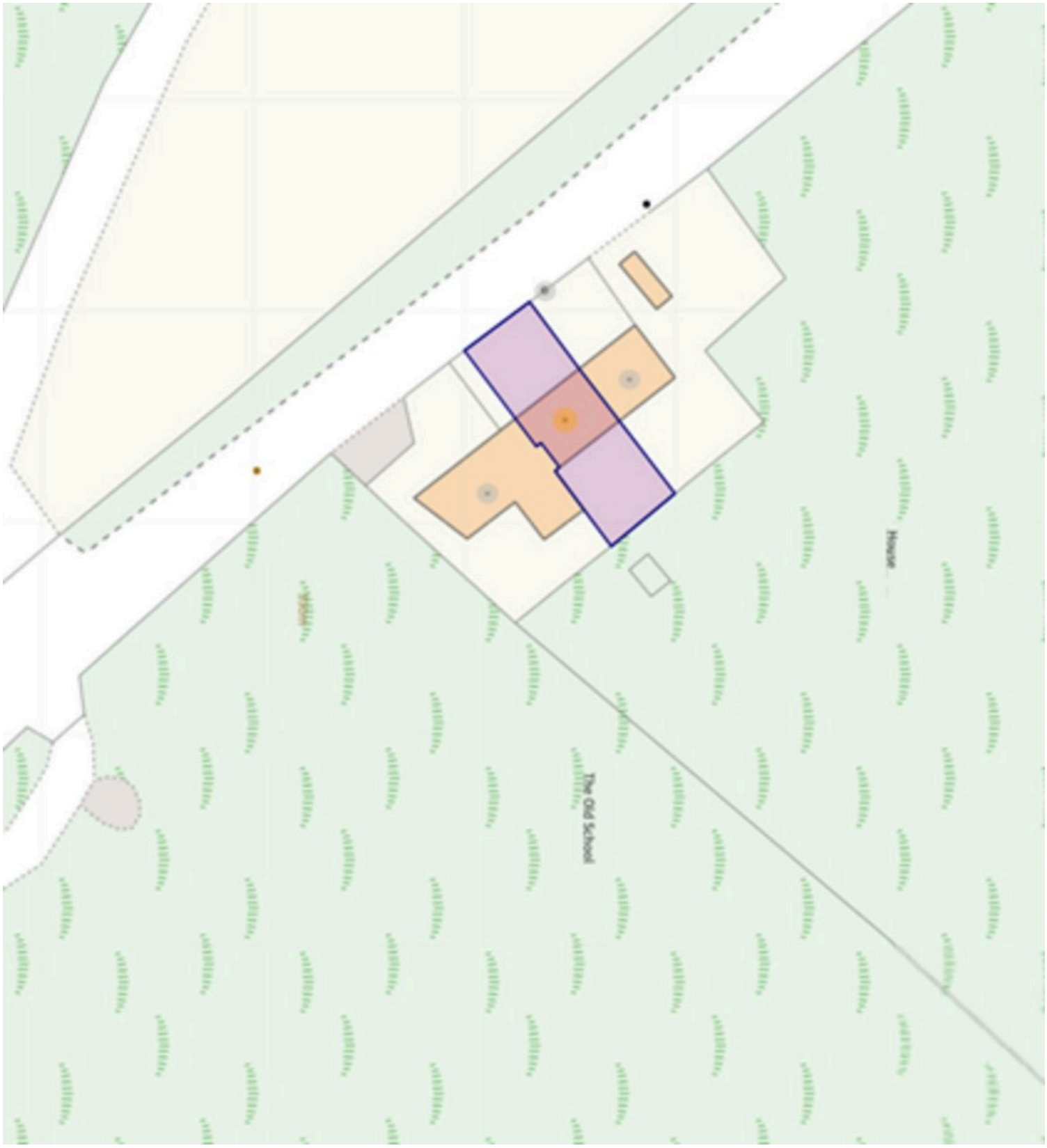

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