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THE OLD HOLME SCHOOL

HEADLEY • HAMPSHIRE

The Old Holme School, Crabtree Lane, Headley, Hampshire, GU35 8QH

*Exciting opportunity to acquire a Grade II listed heritage landmark building in the historical centre of Headley Village.
Offered to the market with no onward chain.*

A once-in-a-generation opportunity to acquire a landmark home and continue its rich heritage; taking over as custodian of this truly special property enjoying almost 300 years of history. Built in 1755, the current owners have sympathetically extended and converted the property in their 30 year ownership, and as a new owner you have the potential to write its next chapter.... As a commercial opportunity, or to fully convert into residential accommodation (subject to all the necessary constraints).

The principal building is currently arranged as a retail showroom arranged over two floors; showroom 1 has an incredible 56'4 triple aspect, part vaulted space with character features. Leading through the doorway of Showroom 1 into the ground floor area of Showroom 2, you will see a pair of magnificent, rich in character staircases that lead up to Showroom 3 which is a substantial 47'2 x 20'8 in size.

Adjoining is a one bedroom/two storey character house, successfully rented on a long term basis, which will be provided with vacant possession on completion of a sale.

A more modern addition is the large office/workshop complex. At ground level, this features two workshops and an office with built in cupboard storage and cloakroom, whilst above sits a large self-contained one bedroom flat approached via an external staircase which overlooks adjoining fields.

There is a large courtyard style parking area approached via a gated entrance. Once inside one of the first things you see is the attractive old school bell tower.

Tucked away to the east of the original school building is a generous level private garden. This is mainly laid to lawn with a pathway meandering past a patio, a south facing decked area and a wildlife pond to further paved patio area with covered pergola providing shade; ideal for hot afternoons and evenings.

A perfect business opportunity to take over three large showrooms, offices and two rentable one bedroom dwellings, whilst also offering exciting potential to create a substantial family home within the heart of this heritage building. All of which is offered with no onward chain.



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Showroom 1



Showroom 1



Showroom 1



Showroom 1





A Little Piece of History

A wonderful historic building at the heart of the village, The Old Holme School has a fascinating history stretching back more than 270 years.

The original school was built in 1755 by Parish Director Dr Holme and was originally known as The Headley Charity School. It was established to provide an education for children from poorer backgrounds, with twelve children attending the original school. Education at the time was very much divided by gender. The boys were taught reading, writing and arithmetic, while the girls were taught practical skills including sewing and knitting.

As the village and local parish grew, so did the school. The building was enlarged in 1872 to serve the local parish and was extended again in 1894, when it was designed to accommodate as many as 300 children.

The building itself retains many reminders of its past. Constructed from traditional Bargate stone, with a tiled roof and single-glazed windows, it has a Grade II historic listing. Adjoining the school is the original schoolmaster's house, which remains a private residential property (not included in this sale).

The school finally closed around 1990, after more than two centuries of educating local children. It remained empty until 1995, when it was purchased and given a new lease of life.

Since then, the building has evolved sympathetically into a mixed-use property. Planning permission was obtained to convert the former staff room into a one-bedroom house with a mezzanine, while the original 1960s toilet block was replaced with offices, a workshop and additional residential accommodation. These works were carried out around 1996. The former playgrounds have also been given new purposes. One of the original tarmac playgrounds is now the main gravel parking area, while the other has been transformed into a private garden. In later years an additional upper floor was created within the main part of the building, increasing its usable floor area.

A Building Ready for Its Next Chapter

Today, The Old Holme School is a unique example of a historic village building that has continually adapted to the needs of the people who have used it. From its beginnings as a small charity school in 1755, through its Victorian expansions and eventual closure as a school, to its present mixed-use life, the building has remained an important part of the local story and landscape.

With its historic fabric, distinctive Bargate stone construction and Grade II listing, it is a building with both character and possibilities.

After more than 30 years of ownership and the creation of a successful business within the property, the time has come for The Old Holme School to begin a new chapter.





FURTHER INFORMATION

Tenure: Freehold

EPC Rating: Ground Floor Office and Workshops: C

Main building: C

1st Floor Flat: E

The Flat: G

Council Tax Band: A for both the house and flat (Correct at time of publication and is subject to change following a council revaluation after a sale)

Rateable Value: Current rateable value for the commercial element is £14,000 (1 April 2026 to present)

Services: The property has mains water, electricity, gas and drainage

Broadband and Mobile services: Visit checker.ofcom.org.uk



Showroom 2



Showroom 2



Showroom 3







1st floor flat above workshops - living room



1 bed house ground floor

LOCATION

Situated in a central village position within easy reach of shops, doctor's surgery, pubs and village green.

Headley is a charming village dating back many centuries with its own Church, community centre and village hall, doctor's surgery and retail chemist, hairdresser, delicatessen, Morrisons Daily, along with Luffs Mill Lane Farm Shop and garden centre. The Pavilion (currently undergoing modernisation) offers football, cricket, tennis and bowls.

There are two pubs nearby, The Holly Bush and The Crown.

The Holme Primary School in Headley covers both infants and juniors and enjoys its own forest school. Further schooling options are available close by, such as St. Edmund's School, and more information is available on request.

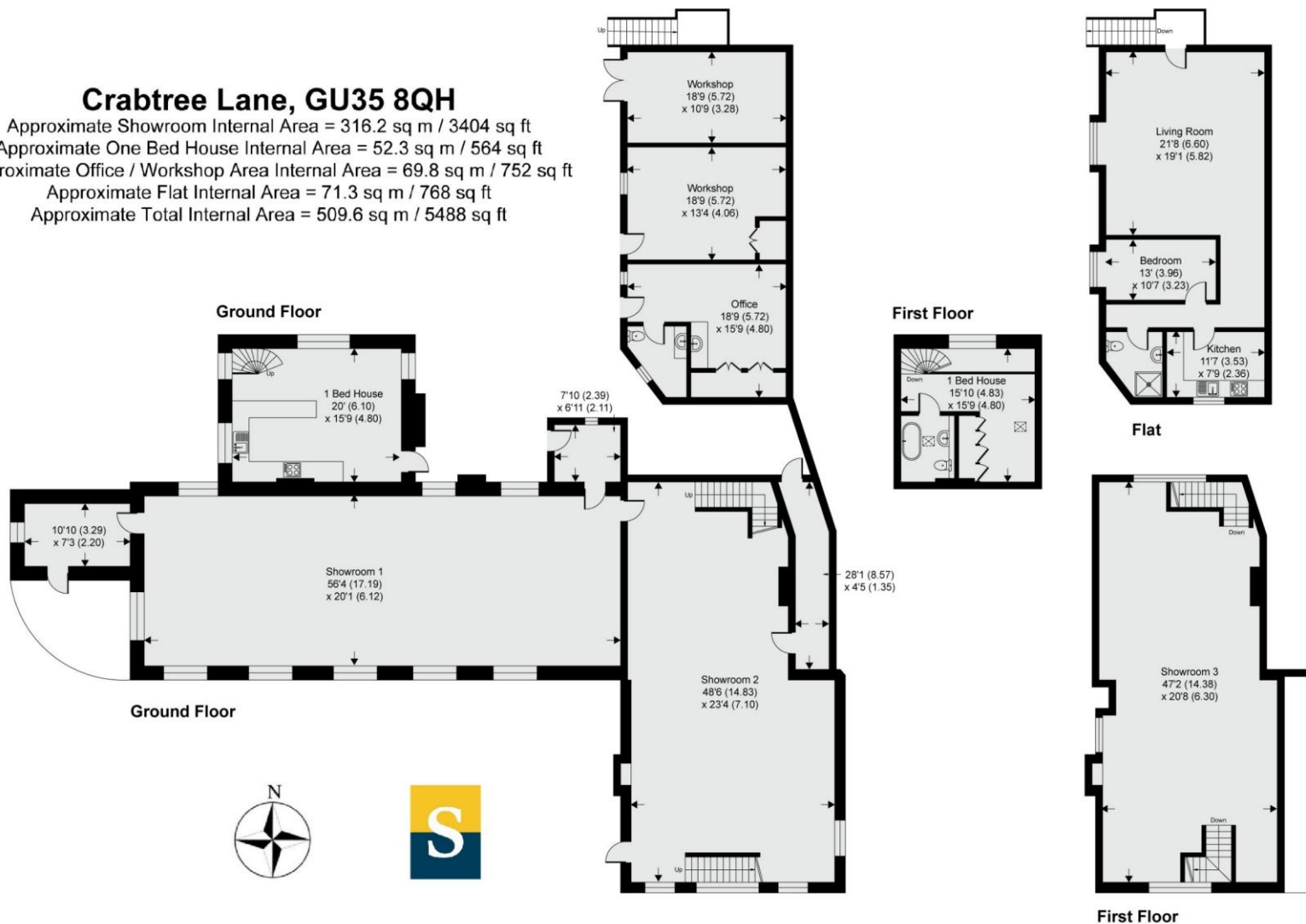
The general area abounds in acres of National Trust lands, ideal for walking and horse riding.

Headley is well situated, being only 4 miles off the A3 with the Hindhead Tunnels giving easy access to London and the South Coast. Excellent high street shopping can be enjoyed in the towns of Guildford, Farnham and Petersfield with local shops in Grayshott, Liphook and Haslemere.

Four local train stations Haslemere, Farnham, Liphook and Bentley Station give excellent commuter access to London (Waterloo) in under the hour. Bus route 23 runs services between Haslemere and Alton with bus stops along Crabtree Lane. www.headley-village.com

Crabtree Lane, GU35 8QH

Approximate Showroom Internal Area = 316.2 sq m / 3404 sq ft
 Approximate One Bed House Internal Area = 52.3 sq m / 564 sq ft
 Approximate Office / Workshop Area Internal Area = 69.8 sq m / 752 sq ft
 Approximate Flat Internal Area = 71.3 sq m / 768 sq ft
 Approximate Total Internal Area = 509.6 sq m / 5488 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes. Copyright House View Media. 2026 - Produced for Seymours



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