

Old School House

Harlaxton



MOUNT & MINSTER



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An absolutely stunning period residence, set in a secluded position with prominent views of the church and glorious reception rooms for comfortable living at its finest.

DESCRIPTION

A graceful and opulent Grade II listed residence in an equally attractive village on the edge of The Vale of Belvoir. The accommodation is spacious and generously spread over two floors, dominated mainly by a full height principal drawing room with a welcoming open fire at its heart. Complimenting the principal reception room is a formal dining room, the breakfast kitchen, a light and airy garden room with unspoilt vistas over the gardens, a large home study and a utility room. There is a sitting/play room on the first floor, together with four bedrooms and a further fifth bedroom conveniently located on the ground floor.

OUTSIDE

The property is approached through electric gates onto a sweeping driveway that leads to the rear gardens. Predominantly laid to lawn, they also have a plethora of flower beds, shrubs and trees, together with numerous seating areas, as well as an elevated decking space, all enjoying the vistas of the hugely impressive church next door. There is a double garage at the end of the large driveway and numerous outbuildings for additional storage.

LOCATION

The pretty and tranquil village of Harlaxton is located on the edge of the beautiful Vale of Belvoir, home to some of the most desirable and attractive homes in the East Midlands. The village benefits from a popular pub and restaurant, a village shop and post office, a primary school and a doctors surgery.

Nearby travel connections are excellent, with London Kings Cross around 1hr journey by high speed train, and access to the A1 trunk road.

The town has its own multiplex cinema and already benefits from an arts centre and theatre, along with an excellent leisure centre with facilities for swimming, fitness training and racquet sports. Nearby, the 17th Century Belton House offers beautiful grounds, as well as being home to the superb Belton Park Golf Club where visitors and members are offered 27 challenging holes. Neighbouring Belton Woods also has three golf courses on offer, as well as leisure facilities and spa.

Local residents will delight in the charming selection of tea rooms, cafés, restaurants and traditional inn-keeper style pubs, typical of a vibrant market town such as this one. The shopping centre provides an intriguing mix of independent stores and family-run boutiques, alongside several major high street names and a good range of supermarkets.

SCHOOLS

Grantham is well-regarded for the quality of its local schools, which regularly achieve some of the best academic results in the area. Both community and independent schools are available for children of all ages, and the town's two grammar schools, Kesteven and Grantham Girls' School and The King's Grammar School, are in particularly high demand. Grantham Prep International is just over 5 minutes drive from the village.

SERVICES

The property is centrally heated throughout (oil) with mains water, electricity and drainage all connected.



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ENERGY PERFORMANCE

Rating: Exempt

COUNCIL TAX

Band: G

METHOD OF SALE

The property is offered for sale by Private Treaty.

TENURE

Freehold with vacant possession upon completion.

VIEWING

By prior arrangement with the Sole Selling Agents (01476 851400).

ADDITIONAL INFORMATION

For further details please contact Mount & Minster, Grantham:

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e: info@mountandminster.co.uk

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Church Street, Harlaxton



Approx. Gross Internal Floor Area 3561 sq. ft / 330.80 sq. m (Including Garage & Outbuilding)

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



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