

# Old School House

Harlaxton



MOUNT & MINSTER



# Old School House

Harlaxton

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.



MOUNT & MINSTER

**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:

T: 01476 851400

e: [info@mountandminster.co.uk](mailto:info@mountandminster.co.uk)

**BUYER IDENTITY CHECKS**

Please note that prior to communicating any offer, Mount & Minster are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017.







# 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



Mount & Minster endeavour to provide accurate particulars, however they should not be relied upon as statements of fact. All the information provided should be verified by yourselves or your advisers. These particulars do not constitute any part of an offer or contract. Our staff have no authority to make or give any representation or warranty whatsoever in respect of the property. The services, fittings and appliances have not been tested and no warranty can be given as to their condition. Photographs may have been taken with a wide angle lens. Plans are for identification purposes only, are not to scale and do not constitute any part of the contract. Mount & Minster is the trading name of Mount & Minster LLP. Registered Office: Atton Place 32 Eastgate, Lincoln, LN2 1QA. Registered in England and Wales. Registration Number: OC398777

Autumn Park Business Centre, Dysart  
Road, Grantham, NG31 7EU  
Tel: 01476 515 329  
Email: [info@mountandminster.co.uk](mailto:info@mountandminster.co.uk)

