



Thorold Way
Harmston

MOUNT & MINSTER



Thorold Way

Harmston

Situated in the exclusive and hugely sought-after Harmston Park, this recently modernised home offers high-end, spacious living at its finest with beautiful woodland gardens.

DESCRIPTION

A stunning residence within the enviable Harmston Park development, having recently been updated by the current owners. Enjoying ample private parking and a large woodland garden to the rear with far reaching rural views, accommodation briefly includes an open-plan kitchen diner, family room, separate living room, impressive garden room, five bedrooms and three bathrooms, including a spacious master suite with both a dressing room and an ensuite.

LOCATION

Harmston is a hugely sought after Cliff Village, with an attractive range of 'chocolate box' stone cottages and houses. The village enjoys a community pub, The Thorold Arms, as well as the pretty All Saints Parish Church dating to the 11th century, still open for worship today. Navenby, 3 miles south, offers a range of amenities, including a good primary school, a convenience store, Odling's Butchers, established in 1920, and Welbourne's Bakery, one of the longest standing artisanal bakeries in the county. It also has two pubs serving food, Macy's Brasserie and takeaways, whilst Mrs. Smith's Cottage is a popular museum illustrating a century of rural Lincolnshire life. Being one of the Cliff villages, Harmston straddles the old Roman Road, Ermine Street, as well as the Viking Way, providing wonderful country walks and much local history.

Lincoln, just 5 miles north, is internationally renowned for the 11th-century castle and Medieval Cathedral, as well as its charming architecture. The Museum of Lincolnshire Life and the Collection, which houses archaeological exhibits and art, are both popular attractions, together of course with Lincoln Castle, with its superb fortified walls and open grounds, accommodating the famous Magna Carta.

Both Newark and Grantham rail links provide easy access to London Kings Cross, the latter taking just one hour. The A1 trunk road is located just over 15 minutes towards Newark.

SCHOOLS

Navenby C of E Primary School is rated Outstanding by Ofsted and around a 4 minute drive from the property. There is a wide choice of secondary education in the area with a popular state school, the Sir William Robertson Academy 7 miles (about 10 mins) south in Welbourn, a co-ed school Ofsted rated Good.

Sleaford, about 15 miles (20 mins) to the southeast, has St. George's Academy, and two grammar schools, Carre's Grammar School, and Kesteven & Sleaford High School (for Girls), all rated Good. Kesteven and Grantham Girls' School and The King's School (for boys), both rated Outstanding by Ofsted, are about 20 miles (30 mins) south in Grantham. Newark, 15 miles (20 mins) southwest, has Newark Academy and Magnus Academy, both rated Good. In Lincoln, about 6 miles north, The Priory Academy LSST is rated Outstanding whilst Sir Robert Pattinson Academy and North Kesteven Academy, amongst others, are all rated Good. In the independent sector, in the centre of Lincoln, the co-educational Lincoln Minster Schools (prep and senior) are extremely well regarded.



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OUTSIDE

The property is approached onto a spacious driveway with ample parking for multiple vehicles and an EV charger. There is direct vehicular access to the double garage, as well as gated side access to the rear garden.

The rear of the property is notably prominent, with flower beds to the borders and a grassed lawn. There is a paved area immediately outside the garden room, providing an excellent space for outdoor dining and entertaining. The garden also enjoys a useful storage shed and a summer house. Most impressive is the private woodland spanning the majority of the length of this impressive garden, leading to a raised platform with uninterrupted views, typical of these popular Cliff Villages.

SERVICES

The property is centrally heated with mains gas water, drainage and electricity all connected.

ENERGY PERFORMANCE

EPC Rating: C

COUNCIL TAX

Band: F

METHOD OF SALE

The property is offered for sale by Private Treaty.

TENURE

Freehold with vacant possession upon completion.

VIEWING

Strictly by prior arrangement with the Agents (01522 716204).

ADDITIONAL INFORMATION

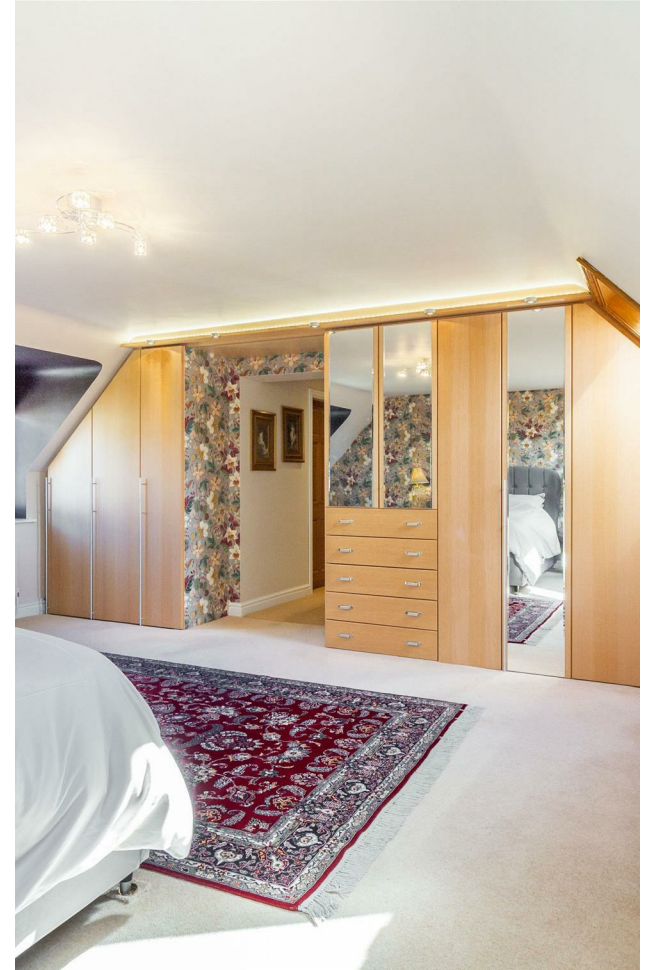
For further information, please contact Mount & Minster:

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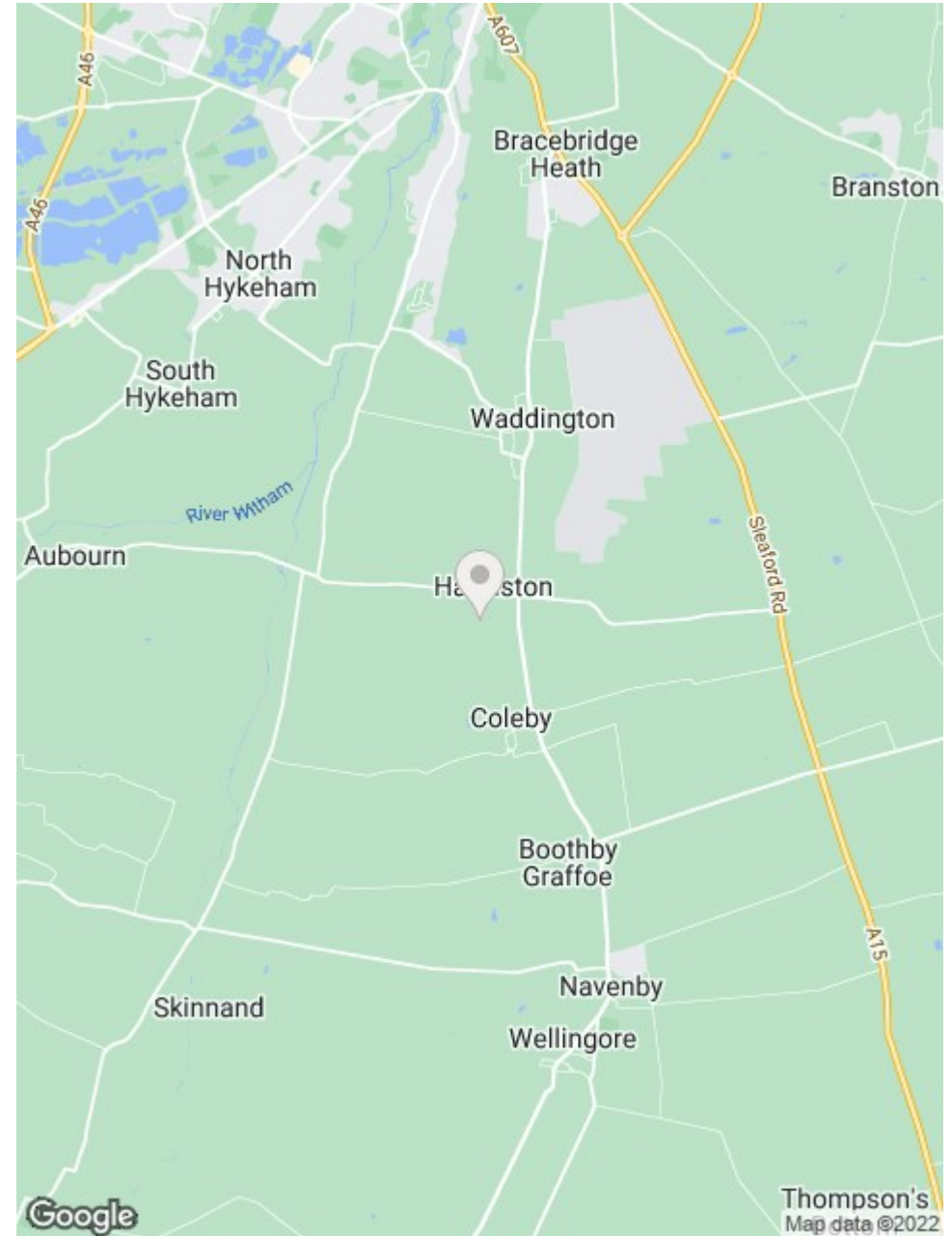
e: info@mountandminster.co.uk







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Approx. Gross Internal Floor Area 2248 sq. ft / 208.87 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



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