



The Old School, House Main Street, Harston, Grantham NG32 1PS

welcome to

The Old School, House Main, Street, Harston, Grantham

Beautiful stone period property, The Old School House originally built in 1862 and set in the Vale of Belvoir, surrounded by countryside with beautifully crafted accommodation including a guest suite, double garage, and landscaped gardens with the opportunity to modernise and upgrade.



Entrance

This stunning stone built original school house entrance with large solid wood front door leading into the hallway/ cloakroom, with access to the meters, beautiful period stone windows with deep sills, and second door leading through to the original school hall.

Old School Room/ Living Room

25' 3" x 14' 11" (7.70m x 4.55m)

A stunning room with vaulted ceiling and tall windows, and centred with the original stone fireplace and hearth, and multi-fuel burner. Wood staircase leading up to a purpose built mezzanine floating office. Four glazed full height bi-folding doors leading through to the second part of the original school room which was utilised as a studio and workshop.

Mezzanine Office

This space can be used for various purposes and offers the potential for a large first floor to be built.

Studio/ Workshop

24' 3" x 15' 4" (7.39m x 4.67m)

Beautifully crafted room providing a wealth of light through full length windows to the rear aspect. Door to the side of the school house leading into a storage area/ office space.

Dining Room

13' 1" min x 11' 9" (3.99m min x 3.58m)

Being the original part of the property with quarry tiled flooring and original solid fuel stove (not in use), pretty windows overlooking the garden, a staircase leading to the first floor, door leading through to a walk-in pantry, and open plan access through to the kitchen.

Pantry

Original stone flooring and ample shelving.

Kitchen

13' 3" x 6' 5" (4.04m x 1.96m)

A range of light wood effect units at both floor and eye level with work surfaces over and tiled splash backs. Inset Belfast sink, freestanding electric oven and ceramic hob, and space for further appliances.

Decorative windows overlooking the front of the property.

Second Entrance Hall

Providing an additional front door, this spacious entrance hall area with feature exposed stone walls, connects the main living areas of the house through to the annexe/guest suite.

Downstairs Bathroom

Comprising bath, vanity wash hand basin and low level WC. Window to the rear aspect and radiator.

Utility Room

Fitted work surfaces inset with a single sink unit and drainer. Plumbing and space for appliances, housing the oil fired central heating boiler (approx. 4 years old) and has an exposed feature stone wall with shelving. Window overlooking the garden and door leading out to the rear garden.

Guest Room/ Bedroom Three

17' 8" x 10' 8" extending to 16' 11" (5.38m x 3.25m extending to 5.16m)

This lovely size guest room boasts pretty picturesque windows to both the front and rear aspects, with a door leading off to bedroom four.

Bedroom Four

Leading off from the main annexe guest room/bedroom, this double bedroom benefits from a window to the front aspect, radiator, and door leading to the additional shower room.

En-Suite Shower Room

Comprising shower cubicle, low level WC and pedestal wash hand basin. Radiator and window to the side aspect.

First Floor Landing

Having access to the two main double bedrooms, and built in storage cupboards at the top of the staircase.

Master Bedroom

12' 11" x 11' 10" (3.94m x 3.61m)

The master bedroom is a sizeable double bedroom with a vaulted ceiling, (with restricted head height). This spacious

room has a pretty window overlooking the garden and door leading through to the en-suite.

En-Suite

12' 4" x 10' 8" (3.76m x 3.25m)

Comprising shower cubicle, vanity sink unit and low level WC. Window to the front aspect and radiator.

Bedroom Two

12' 4" x 10' 8" (3.76m x 3.25m)

This spacious and well-lit bedroom has a vaulted ceiling with a large window providing elevated views of the countryside, stripped pine wooden flooring and has built in wardrobes to one wall.

External Description

To the front of the property, the old school house is approached with a five bar style farm gate leading onto the very good size gravel frontage, providing off-road parking for several vehicles, leading to the attached double garage for further parking.

Further garden area to the front with mature shrubs and seating area.

To the rear, there are beautiful landscaped gardens surrounding the property which are mainly laid to lawn with a flagged patio area for outside dining, and include fruit trees, mature planting and borders. There is a mature silver birch tree (TPO) which can be maintained. To include a greenhouse and shed. The rear gardens have low level farm style fencing which takes advantage of the beautiful countryside views beyond.

Double Garage

The large double garage was a great addition to the property in 1989, having two up and over doors, power and lighting. Offering a fantastic opportunity to extend the accommodation above (subject to planning), which already houses a loft storage area.

Agents Notes:

Please note, there is a TPO to one silver birch tree, the property is set in a conservation area but is not a listed building.



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welcome to

The Old School House Main Street, Harston Grantham

- UNIQUE OPPORTUNITY to purchase a character home in need of modernisation
- Stone built Old School House Dating Back to 1862
- Three Reception Rooms (including two substantial rooms)
- Four Bedrooms
- Double Garage and Ample parking

Tenure: Freehold EPC Rating: F

guide price

£650,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
GST110575 - 0011

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