

**2 The Old Grammar School  
High Street  
GUILSBOROUGH  
NN6 8PY**

**£367,500**



- FINE PERIOD PROPERTY
- THREE BEDROOMS
- BREATH TAKING MAIN RECEPTION ROOM
- PARKING AND SINGLE GARAGE

- SPACIOUS AND CHARACTER FILLED
- PRIVATE COURTYARD GARDEN
- DESIRABLE VILLAGE
- ENERGY EFFICIENCY RATING: G

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Located in the desirable village of Guilsborough, The Old Grammar School is a fine Grade II listed building that was constructed in 1688. This historic property is a remarkable example of Jacobean architecture and is rich in character and historical interest. The Old Grammar School was founded by Sir John Langham with the intention of providing free education for children in the local area.

This two-story three bedroom home is one of the five unique and individual freehold properties within The Old Grammar School. The interior of the property offers spacious and character filled accommodation. As you enter, you'll find yourself in a large lounge/dining room, which was formerly the dining hall of the Old Grammar School. This room boasts high ceilings, stone mullion windows that allow ample natural light, oak flooring, and a stone and slate fireplace, adding to the charm and character of the space. There is a lobby area that provides access to a modern kitchen, the rear lobby and a downstairs cloakroom. Moving upstairs to the first floor, there are three double bedrooms, bathroom and a separate re-fitted WC, additionally, there is a walk-in linen cupboard. Externally, the property offers an enclosed rear courtyard, providing a private outdoor space. There is also a driveway that provides off road parking and a single garage for further parking or storage. To the front of the property you'll find a small garden area laid to lawn.

In summary, this home within The Old Grammar School presents a unique opportunity to own a property filled with character and history. With its spacious accommodation, charming features, and convenient amenities, it offers comfortable living in a desirable village.

### **Sitting/Dining Room**

26'4" x 16'0" (8.05m x 4.9m)

Approached via solid hardwood entrance door;

### **Sitting Room Area**

Open fireplace in stone surround with slate hearth, recesses to side of chimney breast including book shelving, telephone connection point, TV aerial point, dado and picture rails, double panel radiator, cupboard housing re-fitted electric combination boiler serving heating and water, mullion stone window to front elevation with seat, coving to ceiling, oak flooring.

### **Dining Area**

Double panel radiator, dado and picture rails, mullion stone window to front elevation, stairs rising to first floor landing, coving to ceiling, oak flooring,

### **Lobby**

Oak flooring, fully glazed Georgian style doors to lounge/dining room, further door to;

### **Cloakroom**

Wash hand basin with vanity cupboard under, close coupled WC, half tiling, tiled floor, extractor fan, heated chrome towel rail.

### **Kitchen**

8'7" x 6'11" (2.64 x 2.13)

Modern fitted white kitchen comprising base and wall mounted cupboards with roll top work surface space, single drainer stainless steel sink unit, electric double oven, plumbing for washing machine, ceramic halogen hob with stainless steel extractor fan over, spotlights to ceiling, half tiling to walls, tiled floor, single panel radiator, window to rear elevation, walk through to:



**Rear Lobby**

Tiled floor, radiator, partly glazed door to rear elevation.

**Landing**

Split landing with window to the rear elevation, large walk in cupboard with slatted linen shelving and Victorian style clothes airer, doors to;

**Bedroom One**

13'8" x 13'1" (4.17m x 4.01m)

Single panel radiator, mullion stone window to front elevation.

**Bedroom Two**

13'6" x 12'7" (4.14m x 3.86m)

Single panel radiator, built in walk-in wardrobe, mullion stone window to front elevation.

**Bedroom Three**

10'5" x 10'2" (3.18m x 3.10m)

Single panel radiator, window to rear aspect.

**Bathroom**

White suite comprising panelled bath with electric shower over and screen, pedestal wash hand basin, heated chrome towel rail, tiled floor, half tiled walls, frosted window to rear elevation.

**Separate W.C.**

Close coupled WC, tiled flooring, half tiled walls, frosted window to side elevation.

**Front Garden**

Laid to lawn.

**Driveway**

Driveway offering off road parking for two vehicles and access to garage.

**Garage**

17'3" x 8'9" (5.28m x 2.69m)

Single width garage with light and power connected, metal up and over door.

**Rear Garden**

Fully enclosed courtyard garden.

**Agents Notes**

West Northamptonshire Council

Council Tax Band: D



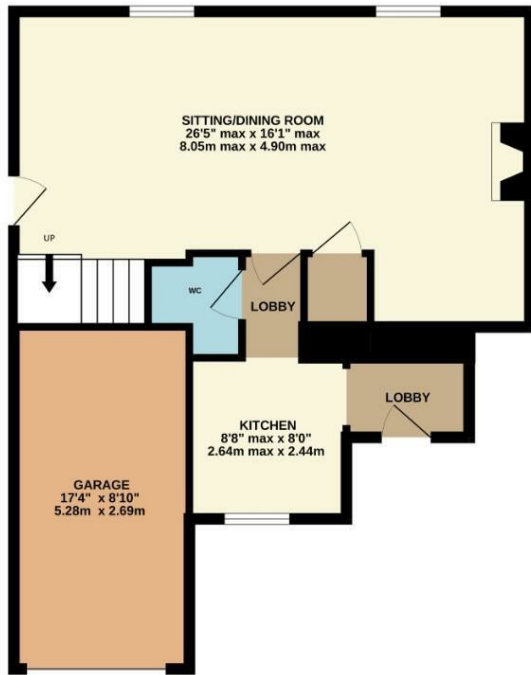








GROUND FLOOR



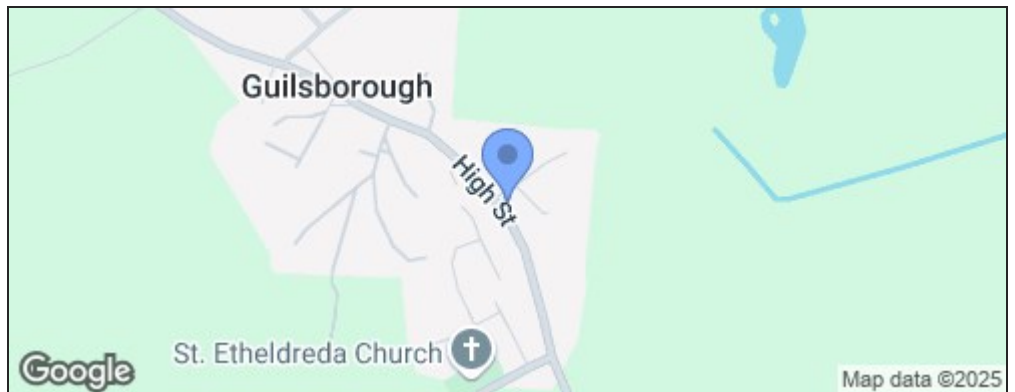
1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	18	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		



## Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.