



Old Post Office, Harby

This stunning detached period cottage with separate annexe offers over 2,200 sq. ft. of versatile accommodation, thoughtfully renovated throughout to combine traditional charm with modern finishes.

FEATURES

- Detached period cottage with separate annexe
- 4/5 bedrooms, 3 bathrooms & 3 receptions
- Stylishly renovated with both traditional & modern elements
- Landscaped gardens with two private courtyards
- Two driveways providing ample off-road parking
- Located in the highly regarded village of Harby





ACCOMMODATION

The main house features a large open-plan living/dining kitchen with Shaker units, marble worktops, island and French doors to the courtyard garden, along with two further reception rooms, ground floor cloakroom, main bathroom and an en-suite to the principal bedroom. There are four bedrooms in total, all beautifully presented with a blend of exposed beams, fireplaces and contemporary fittings.

The Little Barn, a sympathetically converted two-storey brick barn, provides additional accommodation with a reception room and kitchen to the ground floor and a vaulted en-suite bedroom above. Currently run as a successful short-term let/B&B, it offers a lucrative revenue stream or the perfect guest suite/home office. (Previously granted consent to be split into a separate dwelling – further details available).

To book a viewing call our area experts

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EXTERNAL

Externally, the property enjoys a beautifully landscaped plot with two driveways, gravelled and paved low-maintenance gardens, and two private courtyards ideal for outdoor entertaining.

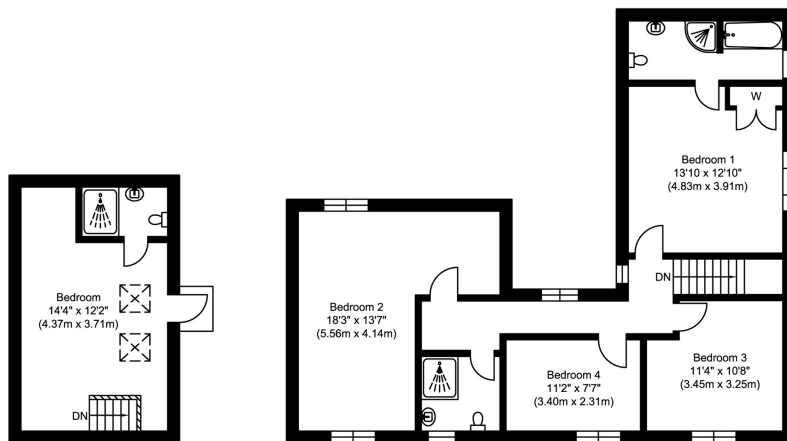
Located in the highly regarded village of Harby, with amenities including a primary school, shop, pub and excellent access to Bingham, Melton Mowbray and the A46/A52. Grantham station is approx. 30 minutes' drive with direct trains to London King's Cross in just over an hour.



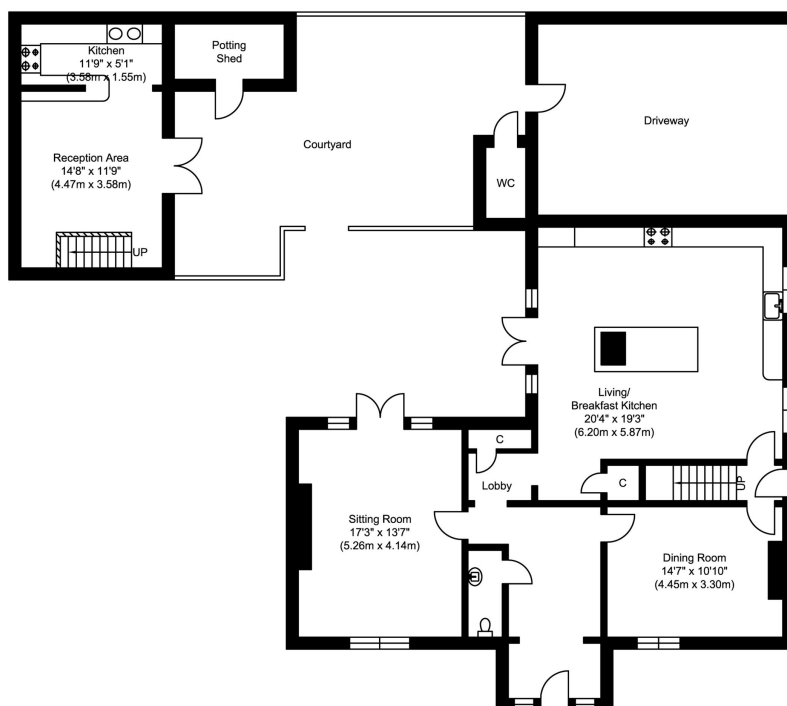
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First Floor
Approximate Floor Area
1102.87 sq. ft
(102.46 sq. m)



Ground Floor
Approximate Floor Area
1319.01 sq. ft
(122.54 sq. m)

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

EPC RATING

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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