



Old School House Post Office Lane
, Newton Harcourt, LE8 9FN

£600,000



Boasting approx. 200m2 of floor space & an EPC rating of C, Old School House has been skilfully converted into an incredible 4 bedroom family home midway between Leicester & Mkt Harborough. Convenient for state & private schooling & less than 1 hour from London St. Pancras

- CONVERTED SCHOOL HOUSE
- 2 LARGE RECEPTION ROOMS
- BREAKFAST KITCHEN AND GROUND FLOOR SHOWER ROOM
- 4 BEDROOMS
- FAMILY BATHROOM PLUS EN-SUITE
- VILLAGE LOCATION
- CONVENIENT FOR STATE AND PRIVATE SCHOOLING.
- NEARBY MKT HARBOROUGH RAILWAY STATION 1 HR FROM LONDON
- EPC RATING C / COUNCIL TAX BAND H
- Available Broadband - standard - superfast . See ofcom broadband checker



INTRODUCTION

At the end of a long leafy village cul-de-sac with field views to the side, The Old School House is a stunning 4 bedroom family home with a feeling of remoteness yet located only 7 miles south of Leicester city centre and 10 miles south of Market Harborough. Dating back to 1866, steeped in history and full of character this superb property has been skilfully converted into a spacious family home with many original features and really needs to be viewed in order to appreciate.

Benefitting from uPVC double glazed windows and underfloor heating the house is entered through a Portico style brick porch with the original oak doors and briefly comprises:

An extremely spacious living room with a trap door and stairs down to a cellar, an inner hallway with stairs rising to the first floor, a large dining room/sitting room and a good sized breakfast kitchen.

On the first floor, off the central landing, there are 4 bedrooms, the master being a large room with an en-suite shower room, bedroom 2 having French doors onto a balcony overlooking the rear garden, bedroom 3 is another spacious bedroom with ample space for a double bed and bedroom 4 which is currently used as a dressing room. The family bathroom completes the first floor accommodation

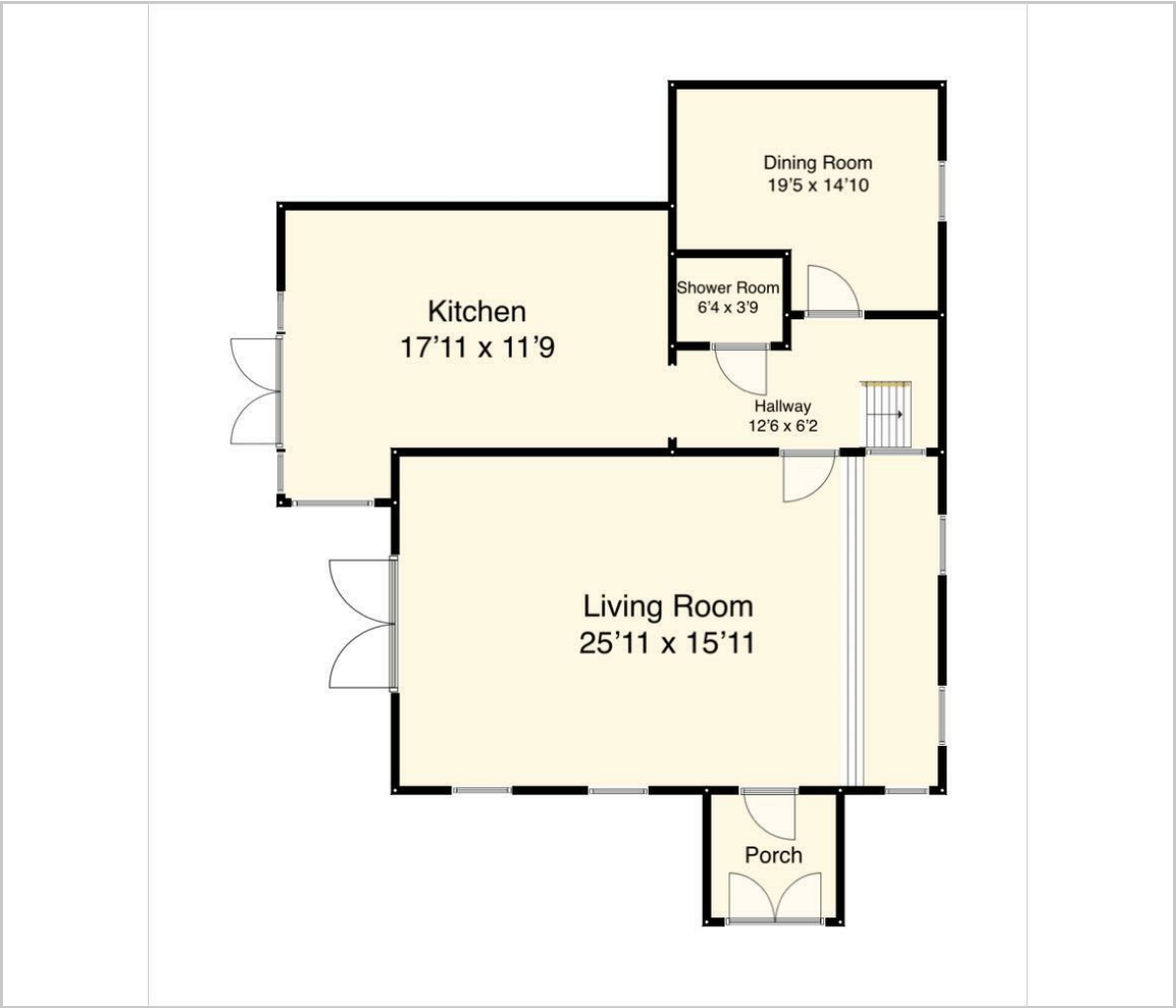
THE AREA

Newton Harcourt is a charming small South Leicestershire village in The Harborough district of the county. Convenient for the neighbouring towns of Oadby and Wigston, the village lies 7 miles south of Leicester and 10 miles north of Market Harborough. Schools in both state and private sectors, including The Leicester Grammar School can be found in the nearby village of Great Glen approx. 1mile to the east where day to day amenities including a Doctors surgery, post office, a co-op store and Pubs, Cafes and Restaurants can be found.

The village Church of St. Lukes is thought to date back in part to the 13th Century and Leisure facilities include Golf Courses, Leicester Racecourse and the Wistow Rural Centre which is a short walk away and includes a range of shops, a café and garden centre, and the Wistow Maze. Surrounded by some of the Counties most beautiful countryside Newton Harcourt is a popular destination for local buyers and those from further afield due in part to its feel of a remote rural community whilst being in close proximity of the areas commercial centres, its diverse mix of quality housing and its excellent road and rail links with the railway station at Market Harborough being less than 1 hour from London St. Pancras.



Floor Plan



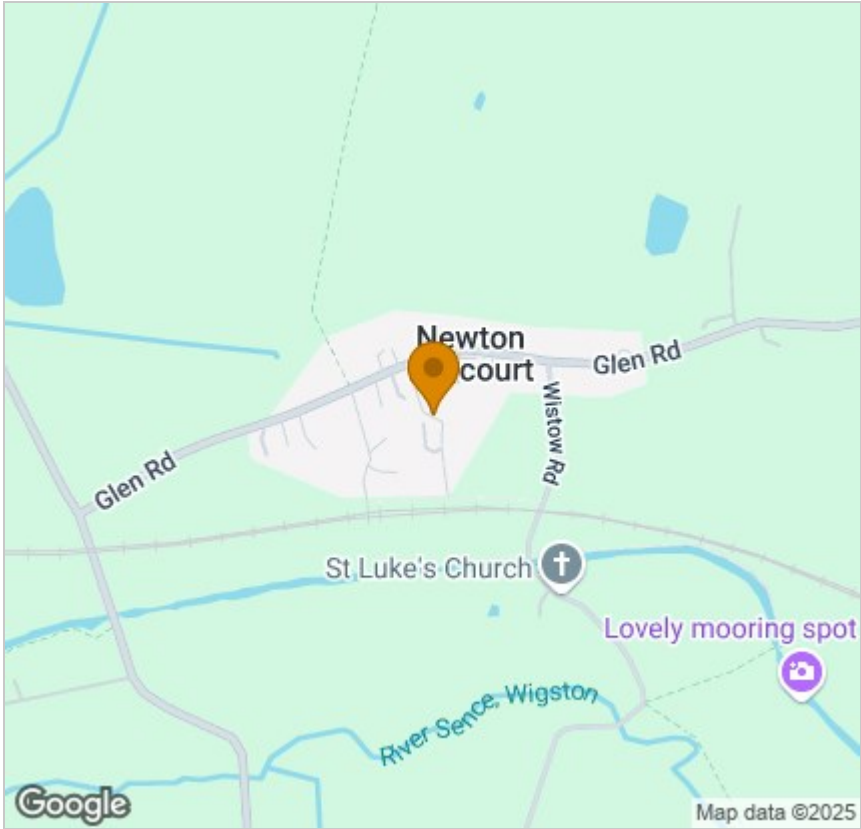
Viewing

Please contact our Wigston Lettings Office on 0116 2883872 if you wish to arrange a viewing appointment for this property or require further information.

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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

67 67 Long Street, Wigston, Leicestershire, LE18 2AJ
Tel: 0116 2883872 Email: lettings@astonandco.co.uk
<https://astonandco.co.uk/>

Area Map



Energy Efficiency Graph

