



# School Lane Harby

- Stunning 17th Century cottage
- Authentic country kitchen with breakfast area
- Five spacious reception areas
- Luxurious main bedroom with en-suite and dressing room
- Three additional generously sized double bedrooms
- West-facing rear gardens with raised lawn and sunken patio
- Ample off-road parking
- No upward chain
- EPC Rating D / Council Tax Band E / Freehold

Nestled in the charming village of Harby, this delightful cottage on School Lane offers a perfect blend of traditional character and modern living. Spanning an impressive 2,118 square feet.

One of the standout features of this property is the absence of an upward chain, allowing for a smooth and straightforward purchasing process. This is an ideal opportunity for those looking to settle into a welcoming community without the hassle of delays.

This property boasts five spacious reception rooms, providing ample space for both relaxation and entertaining. The four well-appointed bedrooms ensure that there is plenty of room for family and guests, while the three bathrooms add convenience and comfort for everyday living.

The cottage's inviting atmosphere is enhanced by its thoughtful layout, allowing for a seamless flow between the various living spaces. Whether you are hosting a gathering or enjoying a quiet evening at home, this property caters to all your needs. The exterior features parking for up to four vehicles, a rare find in such a picturesque setting, ensuring that you and your guests can come and go with ease.

Harby itself is a delightful village, offering a peaceful lifestyle while still being within easy reach of local amenities and transport links. This cottage is not just a house; it is a home that invites you to create lasting memories. Do not miss the chance to make this charming property your own.





## General Description

Offered to the market with NO UPWARD CHAIN, Dairy Cottage is a spacious four-bedroom family home that has been thoughtfully and tastefully enhanced, with close attention to detail and quality. Contemporary updates have been carefully integrated while preserving a wealth of original features, some of which date back to the 17th century.

## Accommodation

Internally, the property offers a welcoming entrance hall leading to an authentic country-style kitchen with a breakfast area, a spacious living room, a versatile family/sun room, a peaceful study, an elegant dining room, a cosy snug, and a practical utility room. To the first floor, the luxurious principal bedroom features an en-suite and a walk-in dressing room, alongside three further generously proportioned double bedrooms and a stylish family bathroom. Externally, the beautifully landscaped rear gardens are predominantly west-facing, with a raised lawn and a sunken patio area that benefits from abundant sunshine. Additional features include a south-facing courtyard, established borders, a garden shed, and ample parking.

## Location

Harby is a sought-after village in Leicestershire, offering an attractive rural setting and a strong sense of community. Surrounded by open countryside, the village benefits from a traditional pub, village hall, church and well-regarded primary school, making it particularly popular with families. The village enjoys an active social calendar, with fitness classes, community events, an annual pantomime and beer festival, alongside cycling, walking and running groups that make the most of the surrounding countryside. Additional sporting and leisure facilities, including tennis, football, dance and fitness clubs, are available nearby.

Harby is well positioned for access to nearby market towns including Bingham and Melton Mowbray, while Grantham provides direct rail services to London in approximately one hour, making it suitable for commuters. Excellent road links offer easy access to Newark, Nottingham and Leicester. The village also benefits from catchment for highly regarded secondary schools in Grantham and Bingham.

## Method of Sale:

The property is offered for sale by Private Treaty.

## Measurements

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

## Tenure

Freehold.

## Local Authority

Melton Borough Council, Parkside, Station Approach, Burton Street, Melton Mowbray, Leicestershire, LE13 1GH, Council Tax Band E.

## Viewings

Viewing is strictly by appointment via the sole selling agent, Alexanders East Midlands please visit [alexanders-estates.com](http://alexanders-estates.com).





**Services:**

The property is connected to mains gas, electricity, water, and drainage.

Please note that none of the services, systems or appliances, including; heating, plumbing, and electrics, have been tested by the selling agents.

**Public Rights of Way, Wayleaves & Easements:**

The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.

**Technical Information:**

Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

**Plans and Boundaries:**

The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their agents will be held responsible for defining ownership or boundary lines.

**Money Laundering**

Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. This evidence will be required prior to solicitors being instructed.

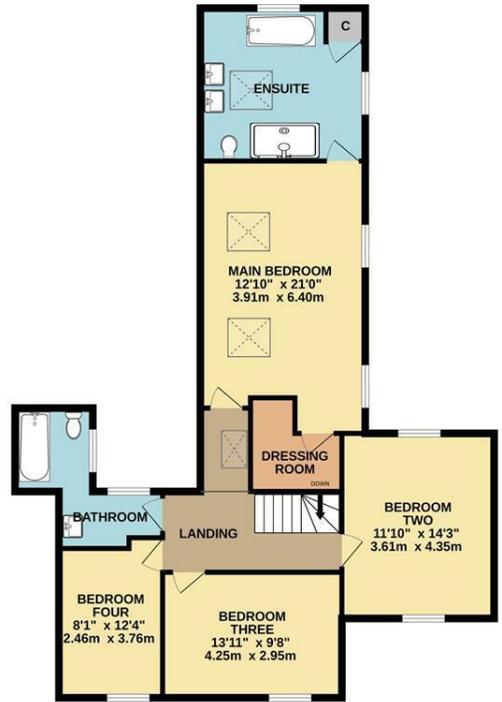
**General Note:**

These particulars whilst believed to be accurate 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 these particulars of sale as a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.

GROUND FLOOR  
1090 sq.ft. (101.2 sq.m.) approx.



1ST FLOOR  
1028 sq.ft. (95.5 sq.m.) approx.



TOTAL FLOOR AREA : 2118 sq.ft. (196.7 sq.m.) approx.

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>		<b>77</b>
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		



