



Old School House Post Office Lane
, Newton Harcourt, LE8 9FN
Offers Over £575,000

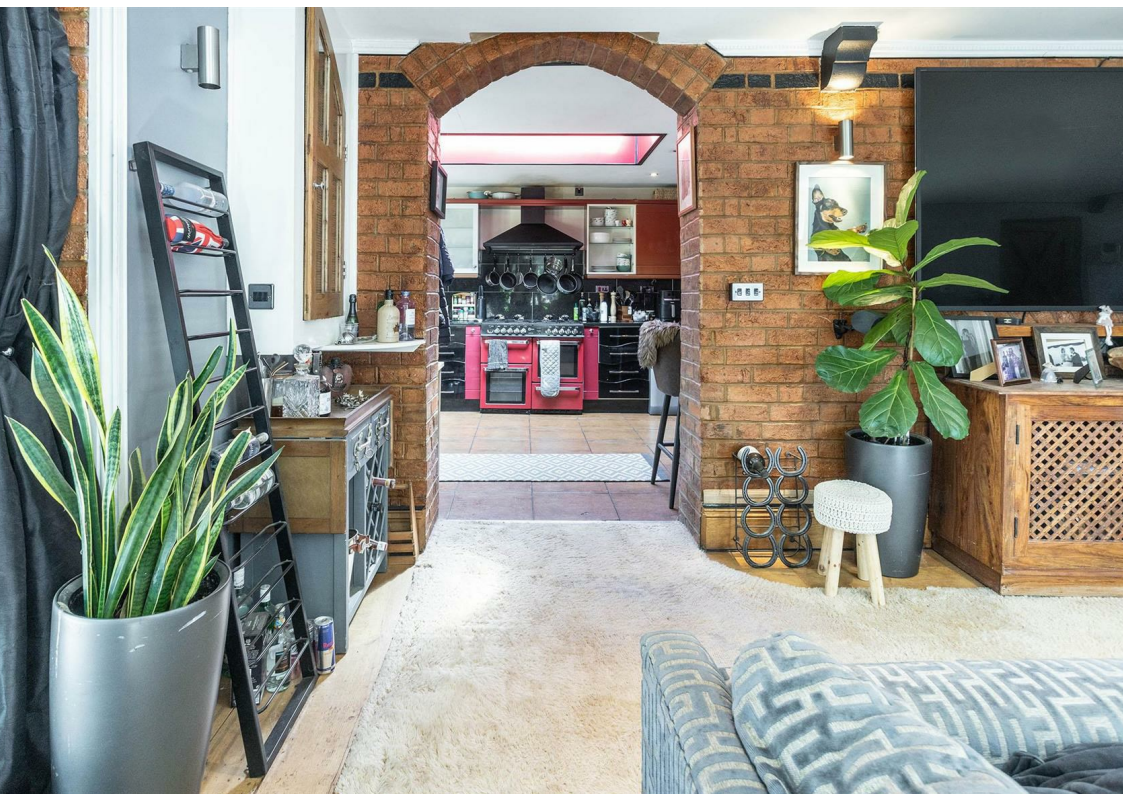
Aston & Co
Estates & Homes

THE GUILD
PROPERTY
PROFESSIONALS

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Boasting approx. 200m2 of floor space, The Old School has been skilfully converted into an incredible 4 bedroom home midway between Leicester & Mkt Harborough. Convenient for state & private schools & 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 E
- 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, and offered to the market with no upward chain, 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 north 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 very generously 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 has been used as a dressing room. The family bathroom completes the first floor accommodation

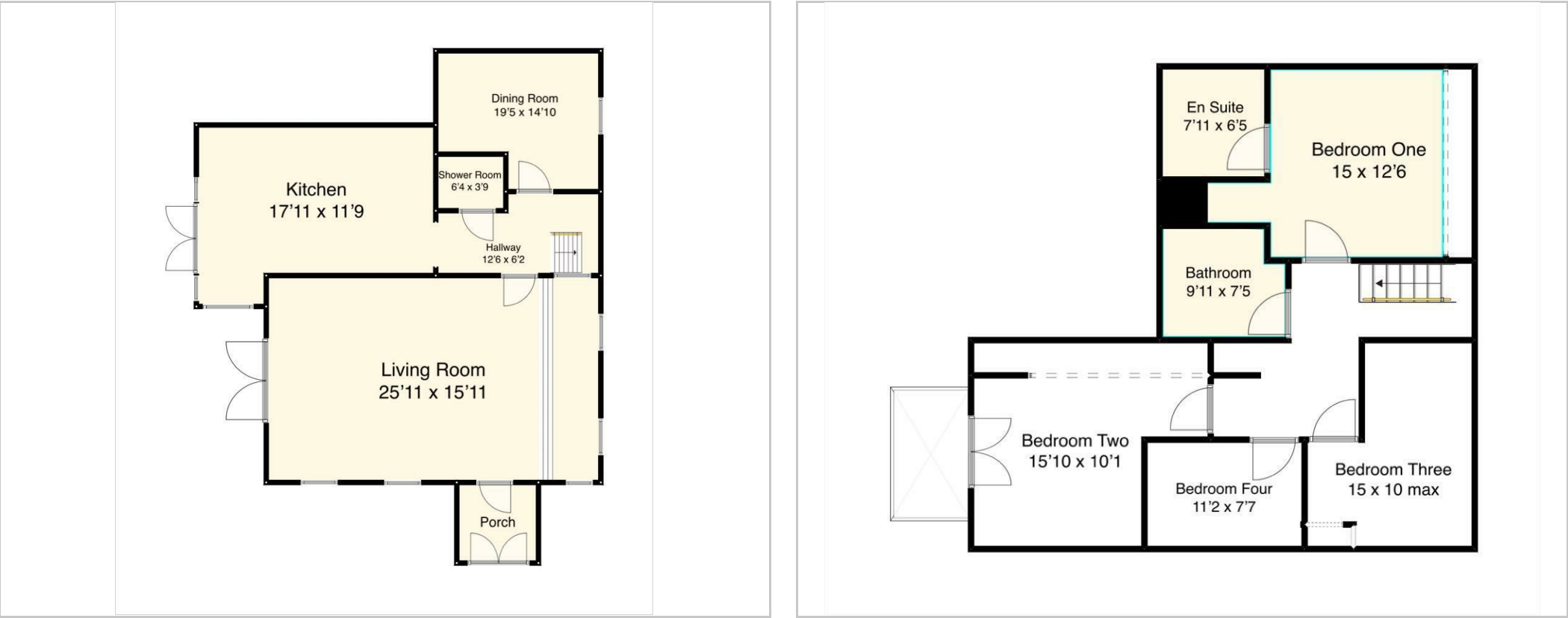
THE AREA

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 Plans



Viewing

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



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Area Map



Energy Efficiency Graph

