



A GLORIOUS PERIOD COUNTRY HOME WITH FAR REACHING VIEWS

HARSTON HOUSE

MAIN STREET, HARSTON, GRANTHAM, LINCOLNSHIRE

savills

A FINE STONE BUILT PERIOD COUNTRY HOUSE WITH A SEPARATE COTTAGE ENJOYING FINE VIEWS OVER THE ADJOINING OPEN COUNTRYSIDE. SOME 4.4 ACRES OR THEREABOUTS

HARSTON HOUSE MAIN STREET, HARSTON, GRANTHAM, LINCOLNSHIRE

Entrance hall ♦ drawing room ♦ study/play room ♦ sitting room
♦ dining room ♦ kitchen breakfast room with larder pantry
♦ boot room/utility room ♦ master bedroom suite ♦ 6/7 further
♦ bedrooms ♦ 3 further bathrooms ♦ 4 car garage ♦ 4.4 acres
in total ♦ 2 bedroom cottage ♦ EPC rating F

A1- approx 4 miles

Grantham - approx 6 miles

Nottingham - approx 21 miles

Trains - Grantham to Londons Kings Cross- approx 64 minutes

Situation

Harston is a delightful conservation village set to the edge of the Vale of Belvoir some 6 miles from the centre of Grantham. The village is conveniently placed for a number of popular schools. Witham on the Hill and Copthill prep schools are nearby and Stamford, Oakham, Uppingham and Oundle public schools are all within easy travelling distance. Grantham itself has two excellent Grammar schools and a prep school along with a good range of shops, restaurants and other facilities. London Kings Cross is approx 64 mins from Grantham on the East Coast Mainline. For travelling further afield the A1 is approximately 4 miles away and the A52 is 4 miles away. Local leisure facilities include Belton Woods Golf Club and Leisure Complex and Belton Park. Rutland Water is also within easy reach.



Directions

From Grantham take the A607 Melton Road, turn right into Denton and turn left in the village following the signs to Harston. Alternatively from Nottingham and the A52, proceed to Redmile and Belvoir proceeding through Woolsthorpe towards Harston. Proceed onto Main Street following the road through the village and Harston House will be on the left hand side.

Description

Harston House is a magnificent property built from local iron stone in 1877 with an impressive later extension built in 1927. The property is in an idyllic setting with open views across a picturesque rural valley on the edge of the village. This superb family house offers excellent entertaining space laid out over two floors with all of the principle reception rooms accessed from the generous entrance hallway complete with fireplace.

In more detail the accommodation comprises double aspect drawing room opening onto terrace, study/play room and sitting room both with bay windows, grand 26' dining room, kitchen breakfast room with larder, pantry and a large boot room/utility room. There are two separate W.C.'s on the ground floor and there is also a good wine cellar. The first floor has a master bedroom with en suite bathroom and dressing room, there are 7 further bedrooms although one is currently set up as an office, 3 further bathrooms, W.C, laundry room and box room.

Outside

Harston House sits in 4.4 acres of delightful grounds and gardens. It is approached along a gravelled driveway flanked by mature garden areas. The property enjoys several tiered lawns which lead down to a wonderful garden with many specimen trees, a pond and a paddock.

There is also a detached single storey self contained cottage with two bedrooms, study, reception room, kitchen breakfast room and a bathroom.

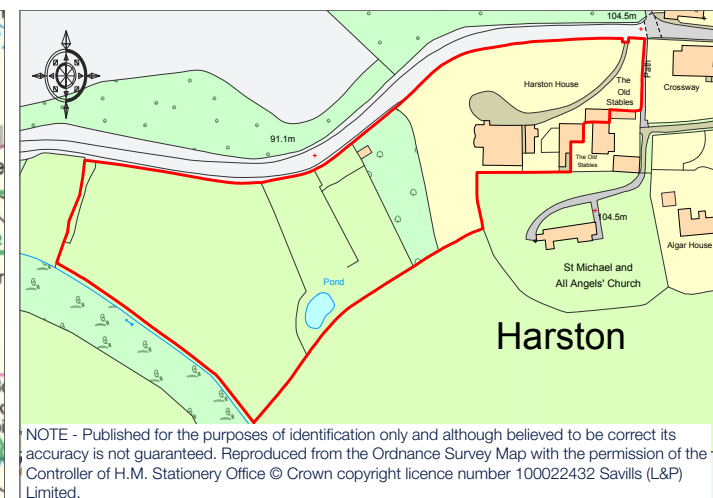
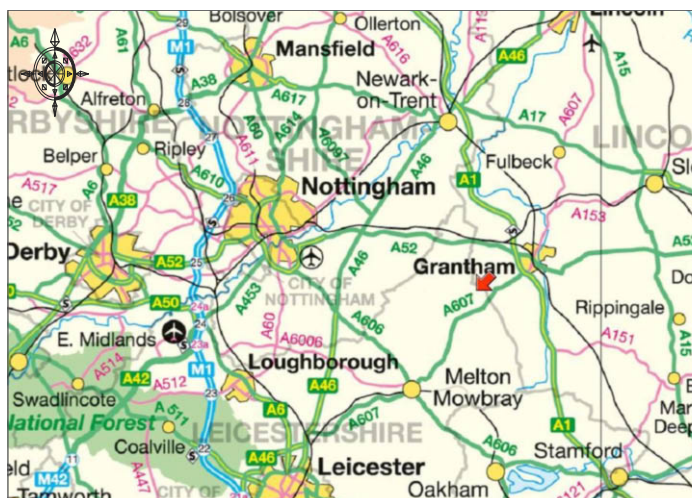
The property also enjoys a four car garage and a range of outbuildings for storage.

Tenure

 Freehold

Services Mains electricity, oil fired central heating, drainage and water are understood to be connected to the property.

Viewing Strictly by appointment with Savills.



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FLOORPLANS

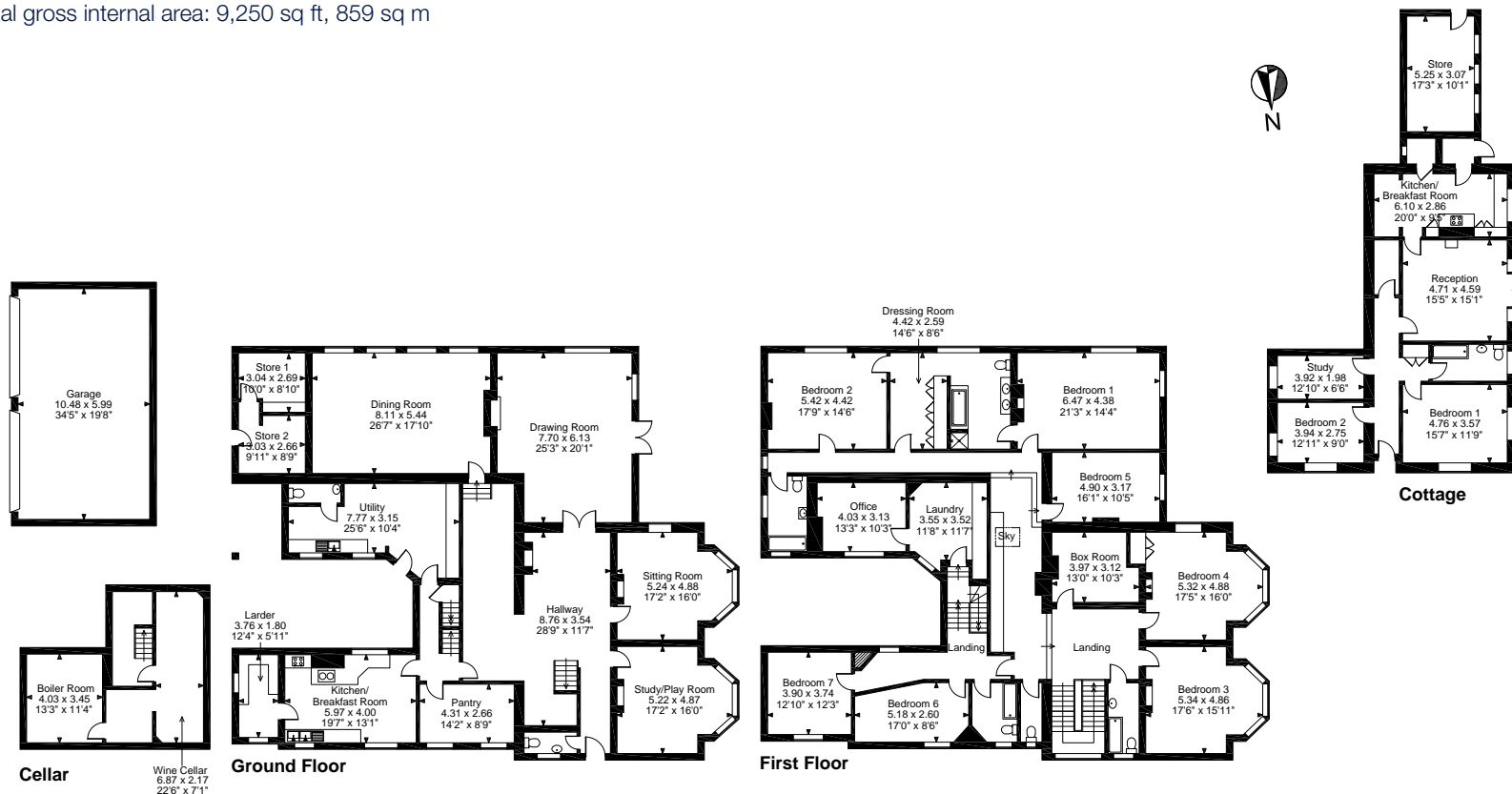
Main House gross internal area: 7,268 sq ft, 675 sq m

Garage gross internal area: 676 sq ft, 63 sq m

Cottage gross internal area: 1,133 sq ft, 105 sq m

Store gross internal area: 173 sq ft, 16 sq m

Total gross internal area: 9,250 sq ft, 859 sq m



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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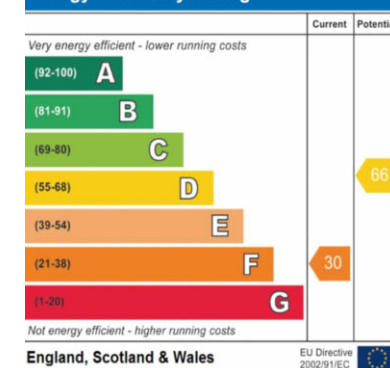
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Main House

Energy Efficiency Rating



Cottage

Energy Efficiency Rating

