



THE OLD SCHOOL

GAULBY, LEICESTERSHIRE



KING WEST



KING WEST

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An exceptional village residence blending heritage character with timeless elegance with wonderful wraparound gardens.

The Old School

Front Street, Gaulby, Leicestershire, LE7 9BW

Market Harborough 13 miles (HST London St Pancras International), Leicester 10 miles (HST London St Pancras International), Uppingham 11 miles, Oakham 13 miles. (All distances approximate).

- Charming Detached Former School
- Reception Hall
- Two Reception Rooms
- Kitchen/ Breakfast/ Family Room
- Boot/ Utility Room
- Cloakroom
- Principal Bedroom with Ensuite Shower
- Three Further Bedrooms
- Bathroom
- Driveway Parking with Double Garage
- Mature Wrap Around Gardens

Nestled in the very heart of the picturesque village of Gaulby, The Old School is a beautifully presented former school, with later additions, that effortlessly combines traditional charm with contemporary comfort.

The Situation

The picturesque village of Gaulby is situated closeby to Billesdon and is nestled in rural Leicestershire countryside. Billesdon has an excellent range of amenities including popular pubs, Doctors surgery, village store, post office and primary school. It is located some ten miles distant of Leicester, providing convenient access to the city, which has an extensive business, leisure, everyday amenities and educational facilities. The town of Market Harborough offers a good array of shopping and leisure facilities, together with a growing commercial centre. The Rutland town of Uppingham is to the east and Oakham to the northeast.

The main A47 trunk road connects Leicester with Peterborough. By rail, London St Pancras International can be reached from Market Harborough and Leicester in about an hour. There is good access to the east midlands extensive road network, including the A1, M1, A14, M69 and M6.

The area is very well served with local schooling in both the state and private sector. Particularly noteworthy are those schools at Oakham, Uppingham, Oundle, Leicester Grammar, Rugby and Stamford and preparatory at Stoneygate in Great Glen and Spratton. The area is well known for its sporting and recreational activities, with public footpaths and bridleways across open countryside. Golf is at Leicester and Market Harborough. Water sports including sailing and fishing on Rutland Water near Oakham and fishing on Eyebrook Reservoir near Uppingham.

The Property

Nestled in the very heart of the picturesque village of Gaulby, The Old School is a beautifully presented former school, with later additions, that effortlessly combines traditional charm with contemporary comfort.

The welcoming entrance hall leads to an open-plan kitchen and cosy seating area with a woodburning stove. The kitchen features traditional units, space for a range cooker and appliances, and a delightful dining area overlooking the beautiful gardens and beyond.

The triple-aspect sitting room enjoys French doors to the garden, a woodburning stove, and access to the garden room — an ideal space for relaxing or entertaining while taking in the garden views.

A well-appointed utility/boot room provides practical access to the double garage with a range of eye and base level units providing plenty of storage options including space for appliances.

Upstairs are four generously proportioned double bedrooms, including a principal bedroom with fitted wardrobes and an en suite shower room.

Outside

Mature, wraparound gardens provide complete privacy, with deep, well-stocked borders, manicured lawns, and a variety of terraced areas ideal for al fresco dining and outdoor entertaining.



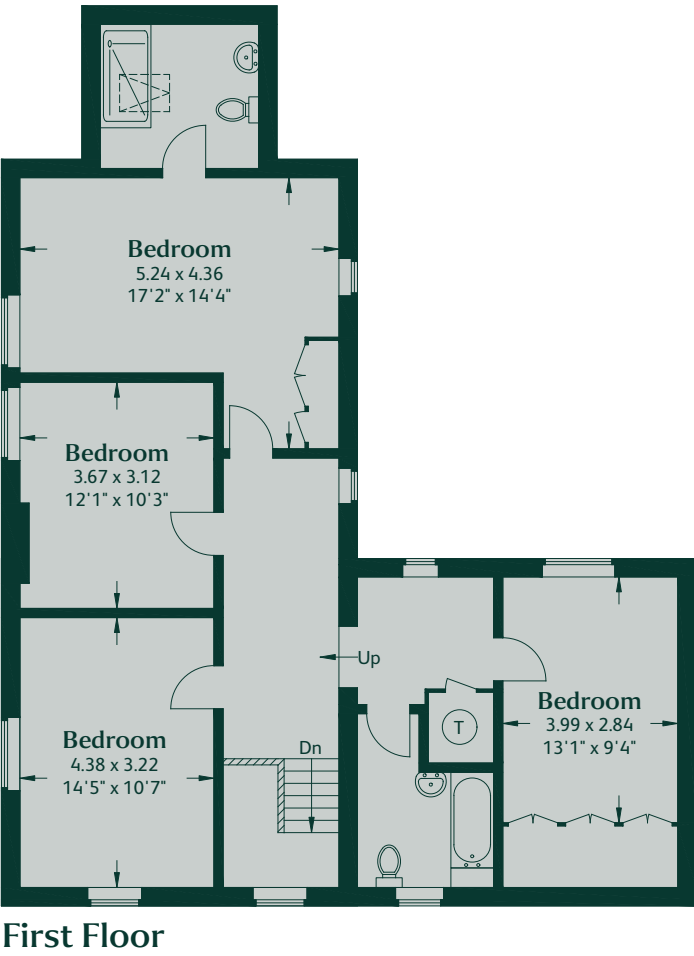
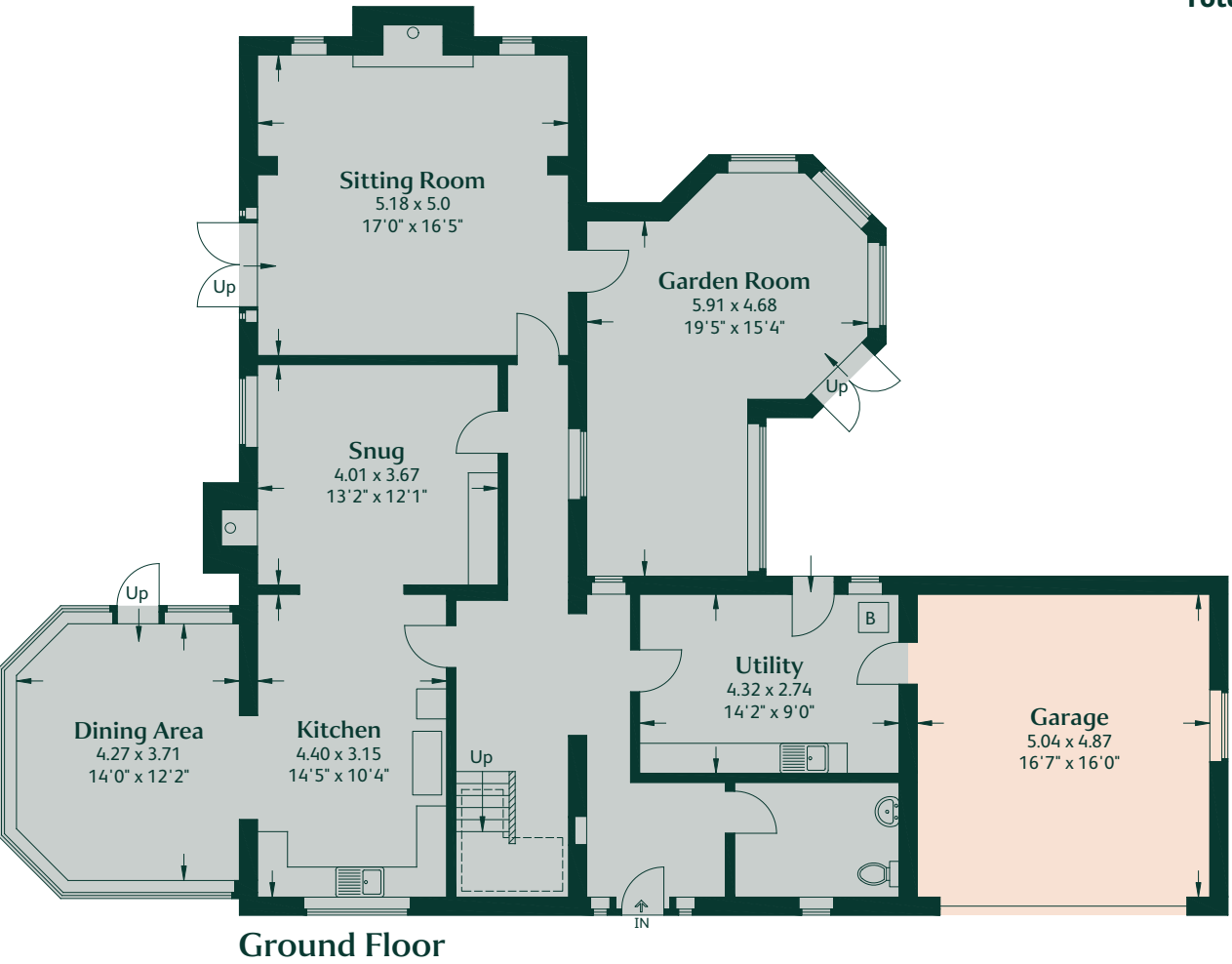






Floorplans

Approximate Gross Internal Area = 237.02 sq m / 2551.26 sq ft
Garage = 24.54 sq m / 264.14 sq ft
Total Area = 261.56 sq m / 2815.4 sq ft

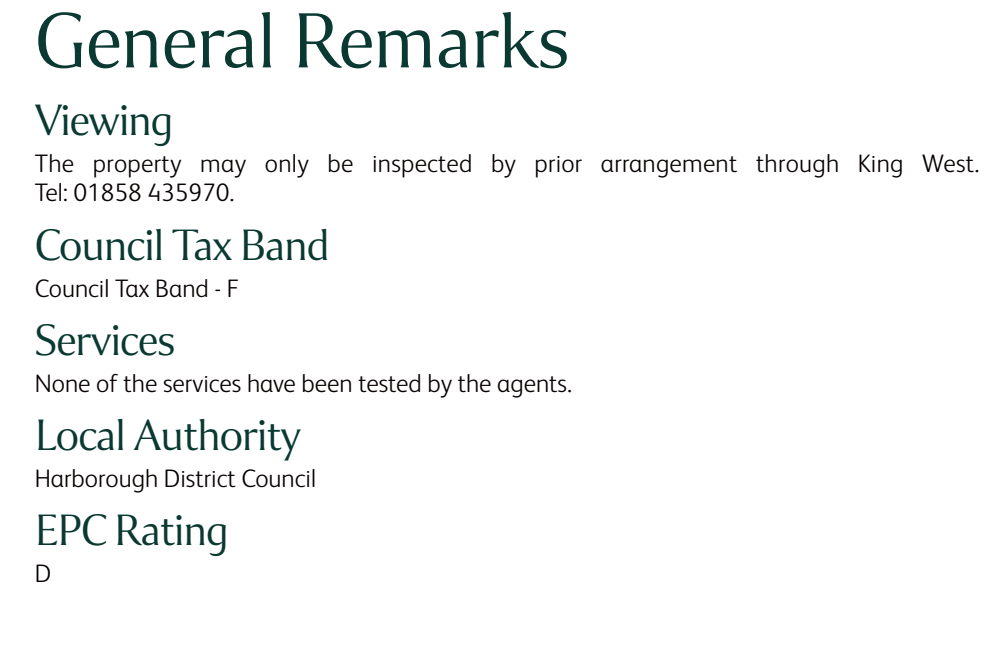


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General Remarks

Viewing

The property may only be inspected by prior arrangement through King West.
Tel: 01858 435970.

Council Tax Band

Council Tax Band - F

Services

None of the services have been tested by the agents.

Local Authority

Harborough District Council

EPC Rating

D





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