



Churchgate, Hallaton, Leicestershire, LE16 8TY



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Property Description

A charming two bedroomed Grade II listed stone fronted and thatched cottage of character overlooking the churchyard within an historic part of the picturesque Welland Valley village of Hallaton surrounded by some of south-east Leicestershire's most attractive open countryside.





Key Features

- 2 Bedroom Stone Fronted, Thatched Cottage
- Wealth of Period Features
- 2 Reception Areas
- Newly Fitted Kitchen, Extended and Refitted Bathroom
- Cosy Sitting Room with Log Burner

Price Guide
£275,000

The beautifully refurbished interior retains a wealth of period features, and includes an attractive sitting room with inglenook fireplace having a cast iron multi fuel burner with oak fronted cabinets to side, dining area with exposed stone work and beamed ceiling, open plan to a superbly appointed breakfast kitchen area with built-in appliances and breakfast bar, rear lobby/utility area, and an extended and refitted bathroom with shower over the bath. Off the first floor landing with window overlooking the churchyard and braced & latched doors, are two double bedrooms each with stunning oak beams.

Outside, there is an enclosed landscaped courtyard garden approached via a cobbled path, wooden decked patio with gravelled and paved areas, shrub beds, timber garden shed and brick store.

This cottage has undergone an extensive and sympathetic refurbishment, including: in 2017 full re-thatch of the roof and installation of a thatched dormer to the rear bedroom; a rear extension to the ground floor; new boiler; full electrical re-wiring; complete remodelling and installation of a new kitchen and bathroom; new hardwood double glazed windows and Velux windows to the rear; new English white oak bannisters and cupboards; and mostly new internal doors.

LOCATION

The picturesque village of Hallaton is located in the heart of the highly desirable Welland Valley area, and has a strong local community supporting a primary school, two public houses, village hall, museum and a sports ground on the edge of the village with tennis courts, cricket, rugby and football pitches, together with a children's play area. The nearby thriving towns of Market Harborough and Uppingham offer excellent shopping and amenities, and Market Harborough has mainline rail services to London St Pancras in about an hour. There are numerous scenic walks around the village, and both Rutland Water and Eyebrook Reservoir are within easy reach. In addition to the village's primary school, there are excellent nearby public schools including Stoneygate School, Leicester Grammar, Uppingham, Oakham and Stamford.

ACCOMMODATION IN DETAIL

With the benefit of gas fired central heating and some double glazing, the well presented accommodation comprises:

GROUND FLOOR

DINING KITCHEN

21'10" x 9'10" inc staircase (6.65 x 3.00 inc staircase)

A split level room comprising:

DINING AREA

Approached via a recently installed oak double glazed entrance door, exposed stone work, radiator, beamed ceiling, oak cupboard beneath the staircase.

BREAKFAST KITCHEN AREA

Superbly appointed with an excellent range of base and wall cupboards, several drawers, marble effect working surfaces, Schock sink unit with central waste bowl and mixer tap over, Zanussi built-in double oven, microwave over, Zanussi fridge/freezer and dishwasher, four ring electric induction hob, canopy extractor hood over, wine rack, breakfast bar, double glazed and leaded window to rear, two double glazed skylights providing additional natural light, ceiling spotlights, LED lighting to kickboard, under cupboard and above topbox, and ceramic tiled floor.





SITTING ROOM

13'0" x 13'0" (3.96 x 3.96)

A charming room with brick inglenook fireplace having cast iron multi fuel burner on tiled hearth, multi pane glazed windows to front overlooking the churchyard, recessed oak fronted double cabinet with cupboard beneath, radiator, beam to ceiling, arched glazed display cabinet, ornate recessed cabinet.

REAR LOBBY/UTILITY

Located off the kitchen with double glazed door leading out, plumbing facilities for washing machine, Worcester gas fired central heating combination boiler, ceramic tiled floor, built-in cupboards, oak door to:

BATHROOM

9'2" x 6'0" (2.79 x 1.83)

Recently installed white suite by Roca comprising panelled bath, shower unit over with glazed screen, wash hand basin with chrome mixer tap over, feature mirror over with backlit mood lighting and de-mist function, low flush wc, built-in linen cupboard, stylish chrome heated towel radiator, double glazed side window, ceramic tiled walls and floor, double glazed skylight and extractor fan.

FIRST FLOOR

LANDING

Glazed and leaded window overlooking the churchyard, deep display sill, exposed beams, braced & latched doors off.

BEDROOM ONE

13'0" x 10'9" (3.96 x 3.28)

Glazed and leaded window overlooking the churchyard, exposed beams with deep display sill, radiator, spacious recessed wardrobe with oak door.

BEDROOM TWO

11'0" x 10'4" (3.35 x 3.15)

Double glazed and leaded window to rear overlooking adjacent gardens, exposed beams, recessed storage area with oak braced & latched door, radiator, TV aerial socket and WIFI/phone socket.

OUTSIDE

Enclosed rear garden with cobbled path, tannalised stylish fence posts with stepping stone path, wooden decked area, gravelled and paved areas, shrub beds, timber garden shed, brick store, outside tap and lighting. A pedestrian right of way exists over the garden in favour of one of the neighbours, in addition to which Number 18 has a right of access over the neighbouring property for pedestrian and vehicular use.

EPC Exempt

As the property is Grade II Listed, it is exempt from EPC regulations.

TENURE

The tenure is freehold. There is a flying freehold, further details from the agents or vendor. Rights of way exist at the rear of the property. A copy of the Land Registry documentation is available for inspection at the agents offices.



Floorplan



Ground Floor
Floor Area (Gross Internal) 44.3 sq. m. (477 sq. ft.) approx

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First Floor

Floor Area (Gross Internal) 28.0 sq. m. (301 sq. ft.) approx

Created using Vision Publish



EPC Rating -

Tenure - Freehold

Council Tax Band - C

Local Authority
Harborough

Disclaimer: All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information audit must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.



To arrange a viewing please contact our Market Harborough office on 01858 431315



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