

North End
Hallaton
Market Harborough
Leicestershire
LE16 8UJ

£2,500 Per Month



OSCAR JAMES

...expect excellence



WHAT'S GREAT?

Oscar James are delighted to offer to the market this fabulous FIVE bedroom FOUR bathroom barn conversion situated in the heart of one of the county's most sought after villages, within walking distance of the two village pubs and just a short drive to Market Harborough.

"Blacksmiths Cottage" was converted in 2010 to a wonderful specification and offers versatile accommodation in excess of 2300 sq. ft. over two floors.

The welcoming hallway leads onto a fabulous living/dining area, the hub of the home, with a stunning floor to ceiling exposed brick feature wall and multi fuel burner with windows and doors to the front elevations of this room. Flowing on from the hub of the home, you have a beautiful kitchen with a range of integrated appliances and Granite worktops along with a large island providing additional seating. To complete the ground floor, you have two additional rooms, one of which is currently being used as a home office but could be used as a bedroom and another large bedroom with ensuite facilities, this bedroom also has its

own private access.

This Barn conversion has two separate staircases, one which give you access to a bedroom with Velux windows to the front elevation, the additional staircase leads off to the master bedroom with ensuite, family bathroom and bedroom three/dressing room.

This property also benefits from a garage, WC and handy utility cupboard, private gates and parking for several cars.

Outside you have a low maintenance stunning private south facing courtyard garden, with two seating areas, a driveway and private gates.

can be offered unfurnished or furnished. If furnished then the rent will increase and could be offered as a serviced accommodation

SHORT TERM LET AVAILABLE BY REQUEST**

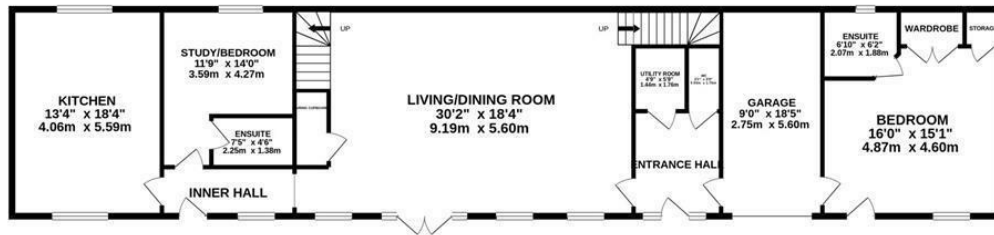
Council Tax E

EPC

...expect excellence

Floor Plan

GROUND FLOOR
1618 sq.ft. (150.3 sq.m.) approx.



1ST FLOOR
758 sq.ft. (70.4 sq.m.) approx.



TOTAL FLOOR AREA : 2376 sq.ft. (220.7 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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AT A GLANCE...



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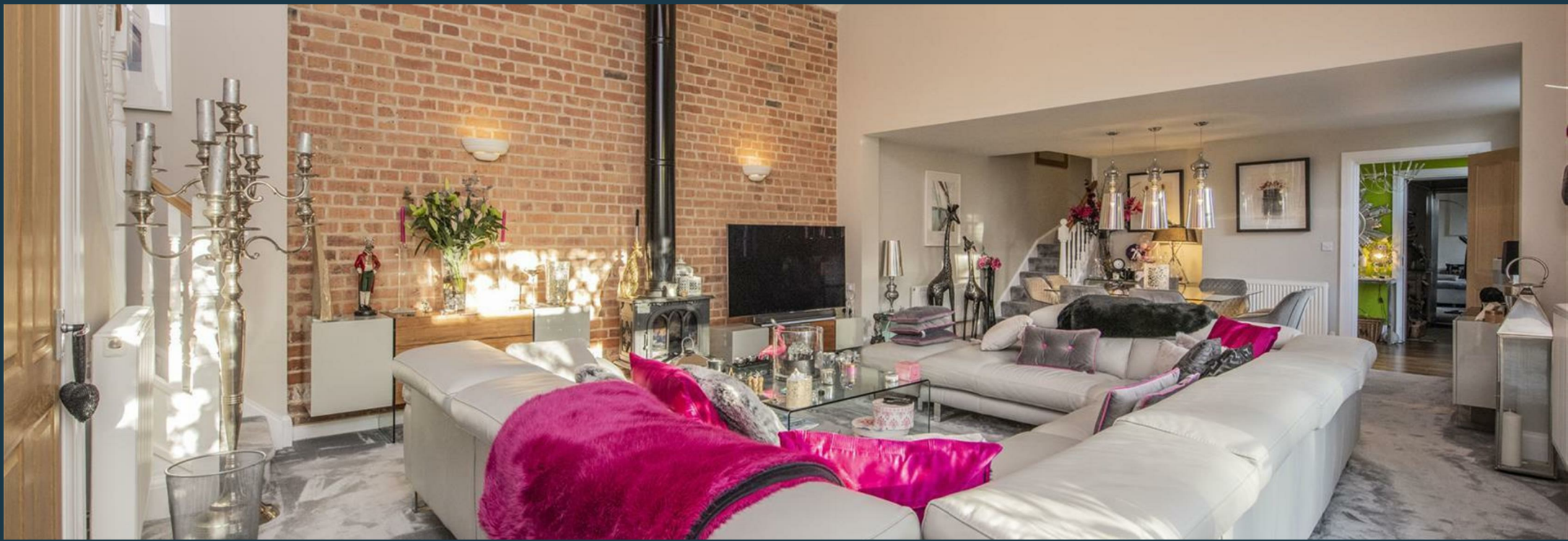
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SELLER'S SECRET



Why we like it....

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To buy or not to buy....
