



**Connells**

Church Street  
Cottingham Market Harborough



## Property Description

Connells are pleased to offer for sale this extremely well presented period property situated within the heart of Cottingham village, believed to date back to the 1650's, and would make the perfect forever family home. The property is constructed of stone underneath a Collyweston slate roof. The property is grade 2 listed and is in a conservation area and retains a wealth of original features, to include quarry tiling flooring, exposed stone and beams, window seats and wood panelling to walls. The accommodation is extremely versatile, offering 5/6 bedrooms and 4 reception rooms with several outbuildings.

## Ground Floor

### Entrance Hall

Entrance door to front, quarry tile flooring, wall lights, radiator, stairs to first floor.

### Lounge

15' 9" max x 16' 3" ( 4.80m max x 4.95m )

Window to front, window to rear with window seat, beamed ceiling, exposed stone walls, multi fuel burner set in a Haddonstone fireplace.

### Dining Room

12' 7" x 10' 2" ( 3.84m x 3.10m )

Measurement excludes window reveal and understair storage cupboard.

Window to front, exposed beams, fireplace, radiator, wall lights.

### Reading Room

14' 3" x 5' 6" max ( 4.34m x 1.68m max )

Window to side, exposed stone walls.

### Rear Lobby

Door to side, laminate flooring.

### Kitchen/dining Room

13' 7" x 12' 7" ( 4.14m x 3.84m )

Measurements exclude pantry

Window to side, fitted with a range of wall and base units with granite work surface, inset butler sink with mixer tap, integrated dishwasher, rangemaster range oven, laminate flooring, radiator,

### Inner Hallway

Storage cupboard, stairs to family room.

### Bathroom

Window to side, pedestal hand wash basin, low level WC, bath with shower over, tiled splash back, radiator.

### First Floor Family Room

18' 7" x 12' 2" ( 5.66m x 3.71m )

window to side, beams and radiator, access

to bedroom four.

### Bedroom Four

12' 3" x 8' 8" ( 3.73m x 2.64m )

Window to side, beamed ceiling, radiator.

### First Floor Landing

Understairs storage cupboard, stairs to second floor.

### Bedroom One

14' 3" x 12' 2" ( 4.34m x 3.71m )

Window to side, built in wardrobes, radiator, exposed stone walls.

### Ensuite

Low level WC, twin pedestal hand wash basins, double shower, double Jacuzzi bath, radiator, boiler cupboard.

### Bedroom Two

16' 5" max x 14' 3" ( 5.00m max x 4.34m )

L-shaped room, window to front with window seat, cast iron fire place, radiator.

### Bedroom Three

11' 7" x 11' 5" ( 3.53m x 3.48m )

Window to front with window seat, cast iron fireplace, radiator.

### Bathroom

Stone mullion window, bath, pedestal hand wash basin, low level WC.

### Bedroom Five

16' 3" x 16' 1" ( 4.95m x 4.90m )

Window to front, access to attic room/bedroom six, exposed beams.

### Attic Room / Bedroom Six

11' 9" x 11' 8" ( 3.58m x 3.56m )

Window to front, exposed beams.

### Externally

### Rear Garden

Terraced and enclosed by stone walls and vehicular gates, having a cover timber decked area providing entertaining space, having a trap door leading to cellar, eight seat hot tub, laid to lawn, raised flower beds, timber shed.

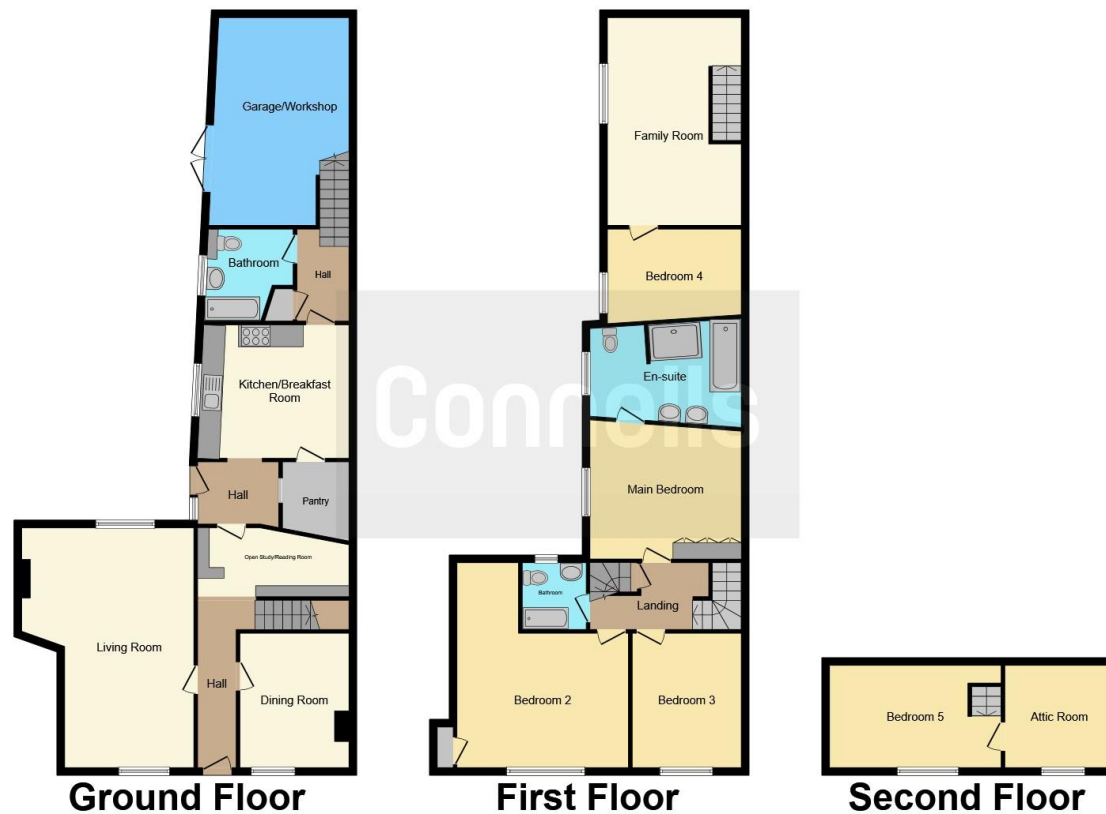
Log cabin with light and power connected.

Workshop/barn with light and power connected.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

**T 01536 747320**  
**E oakleyvale@connells.co.uk**

10 Charter Court Butland Road Oakley Vale  
 CORBY NN18 8QT

**EPC Rating: Exempt**

Tenure: Freehold

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