

18 Churchgate  
Hallaton  
Market Harborough  
LE16 8TY

£275,000



OSCAR JAMES

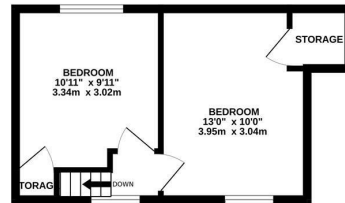
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# FLOOR PLANS

GROUND FLOOR  
392 sq.ft. (36.4 sq.m.) approx.



1ST FLOOR  
269 sq.ft. (25.0 sq.m.) approx.



TOTAL FLOOR AREA: 661 sq.ft. (61.4 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...



Well proportioned living room with Inglenook fireplace with multi-fuel burner



Modern kitchen with a range of built in appliances and breakfast bar with an open plan design to the dining hallway



Two double bedrooms



Modern refitted bathroom with three piece suite



Rear courtyard garden neatly landscaped with a reclaimed cobbled patio



On street parking



## WHAT'S GREAT?

Adorable and bursting with charm, this two bedroom Grade II Listed thatched and stone fronted period cottage which affords a view of St Michael & All Angels churchyard abounds in history. The property is nestled within the picturesque Welland Valley village of Hallaton located only 4 miles from Uppingham and 8 miles from Market Harborough.

Refurbished throughout and possessing an abundance of period features, the interior of this delightful cottage endears from each and every aspect. The Inglenook fireplace with cast iron multi-fuel burner sits as the focal point in the well-proportioned sitting room with oak fronted cabinets to the side, leading to the characterful dining area which consists of exposed stone work, beamed ceiling and is open plan to a fabulously appointed breakfast bar and modern kitchen space, including in-built appliances, sky lights, utility and fully tiled extended fitted bathroom with shower over bath.

An expertly finished oak staircase leads to the first-floor landing window overlooking the churchyard with two double bedrooms both featuring beautiful original oak beams and further historical detail that help begin to tell the tale of this gem of a property.

The court yard garden outside of the property has been landscaped and features multiple surfaces, including reclaimed cobble path leading to wooden decked patio and paved and gravelled areas.

This idyllic cottage has been lovingly restored to its former glory by its current owner and has undergone extensive and befitting refurbishment. The majority of works were completed in 2017 which included a full re-thatch of the roof, addition of thatched dormer over rear bedroom, extension to the ground floor rear of the property.

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# SELLER'S SECRET

This property has been such a fantastic home for me and I have thoroughly enjoyed refurbishing the house too. I have also loved living in the village and having so many stunning countryside walks on my doorstep has been such a huge benefit.



## Why we like it....

This charming cottage boasts so many character features and we are sure that once viewed you will love it as much as we do!

To buy or not to buy....

# OSCAR JAMES

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