



The Piggery

Main Street, Allexton



The Piggery

Main Street, Allexton

- Architect designed eco home
- Circa five acres of land
- Over 3,000 square feet of accommodation
- Stunning location and views
- Open plan living encompassing the veranda
- Study, boot/utility room and cloakroom
- Detached double garage, stables and outbuildings
- Five bedrooms and three bathrooms
- EPC rating C / Council Tax Band G / Freehold

General Description

An individual architect designed family home, built in 2007, situated on the edge of this small hamlet. Set within circa five acres, The Piggery enjoys impressive views over its paddocks and gardens.

Offering many innovative eco-saving design features to include bamboo flooring with under floor heating throughout, sheep's wool insulation, a rainwater recapture system, DuoVac central vacuum system, Cat 5 wiring and solar panels.

The property benefits from two driveways. One is via Main Street and this leads to a double garage with ample hardstanding and access to the enclosed formal gardens which is mainly laid to lawn and benefits from a variety of mature fruit trees. The second driveway is accessed via Hallaton Road and leads to the paddocks and the front of the house.

Accommodation

The primary downstairs open plan living offers over 1,000 square feet of living space which is wired for sound and opens out onto the attractive covered veranda.

Access to the first floor is via a feature glass staircase serving five bedrooms. The principal bedroom can become your own retreat as it benefits from a freestanding log burner and feature corner window with envious views over the paddock and beyond.





Location

A small picturesque village just three miles away from the thriving historical market town of Uppingham, which has a good selection of shops, cafes and restaurants a supermarket and schooling. Further state and private schools are available nearby in the market towns of Oakham, Stamford and Market Harborough as well as Leicester.

The Leicestershire Round public footpath runs through the village and the Rutland Round is just 1/4 mile away. In addition, there are several bridalways, with one running just to the south side of the far paddock.

Rutland Water is just 6 miles away and Eyebrook Valley three miles.

Viewings

Viewing strictly by appointment only via sole selling agent, Alexanders East Midlands (01664 896332).

Tenure

Freehold.

Local Authority

Harborough District Council, The Symington Building, Adam and Eve Street, Market Harborough, Leicestershire, LE16 7AG (Tel: 01858 828282). Council Tax Band G.

Services

We are advised that the mains are oil and there is a local group to order alongside to receive discount. The waste management system is Titan, solar panels and hot water are Worcester. The current owner has the boiler serviced annually in the autumn.

Measurements

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

Money Laundering

Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.









TOTAL FLOOR AREA : 4319 sq.ft. (401.2 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.
Made with Metropix ©2024



Viewing by appointment only

Alexanders

21 Market Place
Melton Mowbray
LE13 1XD

Telephone Sales: 01664 896332
Email: melton@alexanders-estates.com

Important Information

Viewing - To arrange a viewing, please contact the Melton Mowbray Sales Team on 01664 896332.
Measurements - Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.
General Note - These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.



Access to Main Street