



FOR SALE
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Cow Close Barn, Horninghold Road, Hallaton, LE16 8UF



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Property Description

A stunning three bedroomed detached barn conversion of character occupying a corner position on the fringes of the highly desirable Welland Valley village of Hallaton.





Key Features

- Stunning detached barn conversion
- Fringes of Welland valley village
- Wealth of oak features
- Impressive reception hall
- 2 reception rooms
- Superb living kitchen
- 3 double bedrooms and 3 bath/shower rooms
- Large garage and parking
- South facing garden
- No chain!

Price Guide
£725,000

Beautifully converted in about 2014 to a high specification incorporating a wealth of oak features, the well proportioned and versatile interior benefits from gas fired central heating with under-floor heating to the ground floor and double glazed windows, and is approached via an impressive reception hall with high vaulted ceiling and a galleried area above, spacious sitting room with oak boarded flooring and log burner, separate dining room/bedroom four, and a spectacular open plan living kitchen with a feature central island and granite working surfaces, with French double doors leading out to the south facing garden. Also to the ground floor is a fitted utility room and shower room with excellent storage.

On the upper floor off a galleried landing with exposed beams is the principal bedroom of excellent size with built-in wardrobes and a beautifully appointed en-suite shower room. There are two further double bedrooms, one having a balcony enjoying views over countryside, and there is a luxury fitted family bathroom.

To the front of the house is an extensive paved parking area giving access to a large garage with roller shutter doors, and the rear garden is attractively landscaped enjoying a southerly aspect with a patio area and extensive lawn.

LOCATION

The picturesque village of Hallaton is set within beautiful rolling open countryside in the Welland Valley area some 9 miles from Market Harborough and approximately 7 miles from Uppingham. The village has a couple of pubs, village hall, an award winning museum, primary school and historic church together with a recreational ground on the edge of the village having tennis courts, cricket ground, rugby pitch, children's play area and club house. There is a wide selection of both state and independent schooling in the area including Uppingham Community College for secondary education with private secondary schooling including Leicester Grammar, Uppingham, Oakham, Maidwell, Stamford and Oundle. For the commuter, there are mainline rail services from Market Harborough train station to London St Pancras in about an hour.

GROUND FLOOR

RECEPTION HALL

15'2 x 10'5 inc staircase

An impressive entrance with oak double glazed entrance door and matching side screen, oak staircase off with galleried area, exposed beams and high ceiling, under-stairs cloaks cupboard, limestone flooring.

SITTING ROOM

20'2 x 12'4

With oak boarded flooring, built-in cupboard, Aga cast iron log burner on stone hearth.

DINING ROOM

12'4 x 9'5

With oak boarded flooring, double glazed windows enjoying views.

LIVING KITCHEN

21'10 x 15'2

Excellent range of built-in units comprising base and wall cupboards, granite working surfaces with feature central island having a Rangemaster twin bowl sink unit, Welsh dresser, limestone flooring, French double doors leading out to the gardens.





UTILITY ROOM

11'4 x 7'

White deep glazed Belfast sink, granite working surfaces, base and wall cupboards.

SHOWER ROOM

7'2 x 9'3

Walk-in shower area with glazed surround, wash hand basin, low flush wc, built-in storage cupboards, limestone flooring.

FIRST FLOOR

GALLERIED LANDING

With exposed beams, oak flooring and oak doors off.

PRINCIPAL BEDROOM

22' x 13'

Feature oak beams and wall plates with oak boarded flooring, oak framed glazed gable end window with views over the gardens, recessed storage cupboards, built-in airing cupboard and wardrobe.

EN-SUITE SHOWER ROOM

10'2 x 8'1

Beautifully appointed with walk-in shower area with glazed screen, ceramic wash hand basin, low flush wc and exposed beams.

BEDROOM TWO

10'3 x 10' max

Double glazed door leading out to BALCONY enjoying views, triple built-in wardrobes and exposed beams.

BEDROOM THREE

9'6 x 13'7

High vaulted beamed ceiling, double glazed window and skylight.

LUXURY BATHROOM

10' x 7'10

Beautifully appointed four piece suite with Grohe chrome fittings, with free standing bath, fully tiled shower cubicle, stylish wash hand basin, low flush wc, chrome heated towel radiator.

OUTSIDE

LARGE GARAGE

16' x 15'7

With angled wall reducing to rear, two roller shutter doors, door to garden.

Extensive brick block paved area to the front providing off road parking.

Attractive rear garden enjoying a southerly aspect with paved patio, brick walled and fenced surrounds, lawned area, flower and shrub borders, outside lighting and tap point.

TENURE

The tenure is freehold. Sewerage is via a biodisc treatment system, further details from the vendors. The property has a right of way at the front of the driveway to and from Horninghold Road.



Floorplan



Ground Floor

Floor Area (Gross Internal) 97.4 sq.m. (1,049 sq.ft.) approx



First Floor

Floor Area (Gross Internal) 89.4 sq.m. (963 sq.ft.) approx

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EPC Rating - C

Tenure - Freehold

Council Tax Band - F

Local Authority
Harborough District Council

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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