



# The Cross, Hallaton, LE16 8UA



Part of  
**SHELDON  
BOSLEY  
KNIGHT**  
LAND AND  
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# Property Description

A delightful Grade II listed 17th Century stone and thatched cottage of immense charm and character located in the heart of the picturesque and highly sought after Welland Valley village of Hallaton.







## Key Features

- Charming Grade II Listed cottage of character
- Wealth of exposed beams and inglenook fireplace
- Open plan living room
- Dining kitchen
- Spacious landing/occasional bedroom
- 2 double bedrooms
- Fitted bathroom
- Integral garage
- Cottage garden to front
- Heart of picturesque and historic village

**Chain Free**  
**£625,000**



Retaining a wealth of period features including beamed ceilings and an inglenook fireplace, the beautifully presented and versatile interior benefits from electric night storage heating, and includes a hallway approached via an oak entrance door, useful boot room off, and a stunning open plan living room with oak boarded flooring, inglenook with open fireplace, beautiful beams, windows and a French door overlooking the gardens, and an oak staircase leading off. The dining kitchen is fitted with base and wall cupboards, and has windows to front and rear.

On the upper floor off a spacious landing/study/occasional bedroom having cruck beams and windows overlooking The Green, there are two very spacious double bedrooms and a well appointed family bathroom with a shower over the bath.

Outside is a beautiful cottage garden enjoying a southerly aspect with views over The Green featuring the Buttercross and War Memorial, and integral to the cottage is a garage with double doors to the front.

#### **LOCATION**

The property is located in the heart of the highly desirable south east Leicestershire village of Hallaton overlooking the green with its historic buttercross within the renowned Welland Valley area, and has a thriving local community centred around a reputable primary school, historic church, two public houses, a village hall and recreational ground with its own club house, tennis courts, cricket, rugby and football pitches, together with a children's play area. There is even a small museum to celebrate the history of the village and especially the annual Bottle Kicking event on Easter Monday. Hallaton is surrounded by beautiful open countryside with many scenic walks including Rutland Water only a short drive away. The nearby town of Market Harborough offers excellent shopping and supermarket facilities, and has mainline rail services to London St Pancras in about an hour. Secondary schooling is available at Uppingham Community College, and there is private schooling at Oakham, Uppingham and Stamford.

#### **ACCOMMODATION IN DETAIL**

##### **GROUND FLOOR**

##### **ENTRANCE HALL**

With oak framed and leaded entrance door.

##### **BOOT ROOM**

With coat hooks and door to garage.







### **LIVING ROOM**

25'8" x 13' (7.82m x 3.96m)

A charming reception room with exposed beams, oak boarded flooring, feature inglenook with open fire, leaded windows to front and rear together with French door leading out to garden, oak staircase off, oak braced & latched door to:

### **DINING KITCHEN**

13'1" x 15'6" (3.99m x 4.72m)

Range of built-in cupboards, sink unit, windows to front and rear enjoying views, and a feature decommissioned coal fired Aga.

### **FIRST FLOOR**

#### **LANDING/STUDY/BEDROOM AREA**

13'1" x 9'11" (3.99m x 3.02m)

With oak balustrade to stairwell, exposed beams, window overlooking The Green, oak braced & latched doors off.

#### **BEDROOM ONE**

13'1" x 13'6 max (3.99m x 4.11m max)

Exposed beams and cruck, windows to front enjoying views over The Green, built-in double wardrobe, braced & latched door to:

#### **BEDROOM TWO**

16'6" x 15'3" (5.03m x 4.65m)

A spacious bedroom with exposed beams, leaded windows to front and side enjoying views.

#### **BATHROOM**

10'4 x 10' (3.15m x 3.05m)

Coloured suite comprising panelled bath, electric shower over, wash hand basin within tiled surround, low flush wc, leaded window with i-ilt seat, large airing cupboard.

#### **OUTSIDE**

Most attractive cottage garden located to the front of the property laid mainly to lawn with well stocked flower and shrub borders, hedge screen providing a good deal of privacy. To the side of the property is a further small lawned area with borders, and to the rear of the property is a further flower bed with rose bushes.

#### **GARAGE**

18'6" x 11'1" (5.64m x 3.38m)

Accessed via double timber doors, leaded windows to side and front, exposed beam.

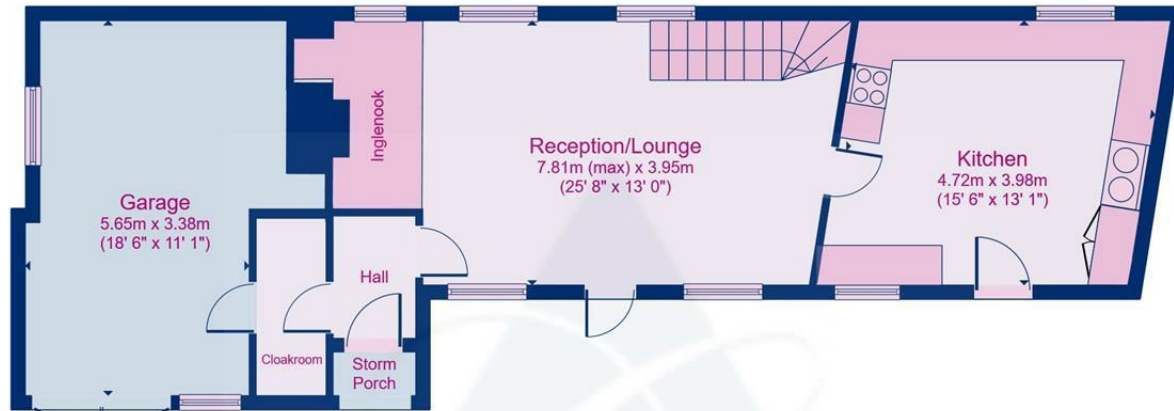








# Floorplan



**Ground Floor**



**First Floor**

Floor plans are for identification purposes only. All measurements are approximate.  
Created using Vision Publisher™



EPC Rating -

Tenure - Freehold

Council Tax Band - G

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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