



### Directions

### Viewings

Viewings by arrangement only. Call 01604 210693 to make an appointment.

### EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



4 Church Street, Wilbarston, Market Harborough, LE16 8QG

Offers over £400,000

- Annexe With Ensuite Shower Room
- Original Features Throughout
- Three Outbuildings
- Quiet Village Area
- Large Gardens
- Three Double Bedrooms
- Grade II Listed Home

# 4 Church Street, Market Harborough LE16 8QG

Nestled in the picturesque village of Wilbarston, this exceptional Grade II listed home offers a rare opportunity to own a piece of history while enjoying modern family living. Boasting three well-proportioned bedrooms, a self-contained annexe, and an abundance of character features, this home is ideal for families seeking space, charm, and a welcoming community.

Stepping inside, you are greeted by a wealth of original features, including exposed timber beams, traditional fireplaces, and beautifully preserved stonework, adding warmth and character to every room. The spacious living areas provide the perfect blend of comfort and style, while the well-appointed kitchen offers a charming heart to the home. The separate annexe provides versatile accommodation, perfect for extended family, guests, or even a home office.

Outside, the property benefits from expansive gardens, offering plenty of space for children to play. Several outbuildings provide excellent storage with one of the outbuildings for a workshop space, further enhancing the home's practicality.

Wilbarston itself is a highly sought-after village, known for its strong sense of community, outstanding local primary school, charming village pub, and historic church. With a remarkably low crime rate, this peaceful location offers a safe setting for families to call home.

This rare and characterful home truly must be seen to be fully appreciated. Don't miss the chance to make this stunning property yours!



Council Tax Band: C



## Hallway

Stairs rising to first floor landing, doors to rooms, stone flooring, radiator, pantry.

## Living Room

Double glazed window to front, fireplace, wooden laminate flooring.

## Kitchen

Tiled flooring, double glazed window to side, sink with mixer tap, gas oven/cooker, radiator, stairs leading to shower room.

## Shower Room

Obscured double glazed window to side, shower with mixer taps, low level WC, washing machine, tumble dryer, dishwasher, hand basin pedestal with mixer taps.

## First Floor Landing

Carpeted, doors leading to bedrooms and bathroom, timber beams.

## Bedroom 1

Double glazed window to rear and front, carpeted, radiator.

## Bedroom 2

Double glazed window to front, timber beams.

## Bedroom 3

Double glazed window to front, radiator, carpet.

## Family Bathroom

Radiator, low level WC, hand basin pedestal, tiled, bath,

## Cellar

## Annexe

Sealed double glazed window to side, laminate flooring, radiator, door leading to ensuite.

## Ensuite

Low level WC, shower, hand basin pedestal with mixer tap, carpet, tiles.

## Outbuilding 1

## Outbuilding 2

## Outbuilding 3