



Blackberry Cottage, Belchers Hill, Horninghold, Leicestershire, LE16 8DJ
£550,000



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Detached period property offering beautifully appointed character accommodation with horticulturalist-designed gardens set on a plot of approximately 0.1 acre on the edge of a picturesque historic village, enjoying elevated views over surrounding countryside.

** Sitting Room * Dining Room * Garden Room * Shaker-style Kitchen * Study * 3 Bedrooms * En-suite Shower Room * Bathroom * Garage * Off-road Parking * Sauna **

The property is available with NO CHAIN



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Blackberry Cottage was constructed of red brick in 1900s and retains to this day much of its period charm whilst having been sympathetically extended and brought into 21st century by the present owners to offer a cosy home which seamlessly combines the old with the new.

The property benefits, among other improvements, from a wi-fi operated house alarm with a mobile app remote control and a remotely operated wi-fi outdoor security camera.

The stylishly presented interior is arranged over two storeys and briefly comprises:

GROUND FLOOR: Entrance Porch, Dining Room, Sitting Room, Garden Room, Breakfast Kitchen, Study;

FIRST FLOOR: walk-in Wardrobe, Master Bedroom with en-suite Shower Room, two further Bedrooms, Family Bathroom.

OUTSIDE there is an attached single garage with gravelled driveway which provides two off-road parking spaces and a pretty cottage garden bounded by picket fencing to front. At the rear of the garage is a Sauna with a traditional Finnish wood-burning stove.

The south-facing rear garden, which has been professionally landscaped, is a particular feature of

the property with its array of flowering plant, shrubs, specimen trees and wildlife.

Tenure: Freehold

ACCOMMODATION

GROUND FLOOR

Entrance Porch

Outside light, front entrance door, internal latched door giving access to Dining Room.

Dining Room 2.58m x 4.65m (8'5" x 15'3")

Cosy room featuring log-burning stove set within timber surround, radiator and window to front.

Inner Hall

Staircase leading to first floor with cupboard beneath, doors to Sitting Room, Garden Room and Kitchen.

Sitting Room 5.68m x 3.61m (18'7" x 11'10")

Elegant, dual-aspect reception room dominated by a timber surround fireplace with brick inset and matching raised hearth housing log-burning stove. Radiator, two windows enjoying views over rear garden.

Garden Room 2.31m x 2.42m (7'6" x 7'11")

Light and airy room with tiled floor, picture windows providing a delightful garden outlook and external French doors to rear.

Breakfast Kitchen 3.80m x 5.70m (12'5" x 18'8")

The spacious kitchen is equipped with excellent range of units incorporating granite work surfaces with colourful tiled splashbacks, inset 1.5-bowl single drainer sink with mixer tap, ample shaker-style base cupboard and drawer units, matching wall cupboards, including a pull-out larder, and display shelving. Integrated appliances comprise ceramic hob with matching splashback and stainless steel extractor above, eye-level double oven (the bottom oven is fan) and HOTPOINT dishwasher (fitted in autumn 2023).

Tiled floor, door giving access to Study, triple-aspect windows overlooking fields to front and providing views over lovely garden to side and rear.

Study 4.71m x 1.35m (15'5" x 4'5")

Radiator, wall-mounted electric heater, dual-aspect windows overlooking rear garden, external door to rear garden, further external door to driveway, internal door to garage.

FIRST FLOOR

Landing

Access to walk-in wardrobe, window to rear with views over garden and countryside beyond.

Walk-in Wardrobe 1.45m x 2.71m (4'9" x 8'10")

With sliding doors.

Master Bedroom 3.64m x 3.67m max (11'11" x 12'0" max)

Decorative fireplace, radiator, dual-aspect windows to front and rear.

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En-suite Shower Room

White suite comprising low-level WC, wash hand basin and shower cubicle with electric shower above, aqua-board splashbacks, radiator, tiled floor, window to front.

Bedroom Two 3.64m x 2.71m (11'11" x 8'10")

Radiator, window to front.

Bedroom Three 3.79m x 3.61m (12'5" x 11'10")

Radiator, window taking in views over rear garden and countryside beyond.

Family Bathroom

White suite comprising low-level WC, pedestal hand basin and panelled bath with mixer shower attachment, separate shower cubicle, fully tiled walls, heated towel rail, tiled floor.

OUTSIDE

The property is accessed via a gravelled driveway which leads to the garage and provides additional off-road parking for two vehicles.

Attached Single Garage 5.38m x 2.76m (17'7" x 9'0")

Sauna

Situated at the end of the garage, the sauna has running water, electricity, a wood-burning sauna stove (imported from Finland) and external door to rear garden.

Front Garden

The front garden is bounded by picket fencing with a hand gate and features a variety of shrubs, bushes, plants and climbers. A central pathway leads to the front door.

Rear Garden

A very private rear garden and offers a peaceful retreat screened by established shrubs and trees while making the most of the outlook over adjoining fields. The garden has been beautifully landscaped to feature a large patio area immediately to the rear of the house, shaped lawn with well-stocked, colourful borders, a hard-landscaped seating area with inset tree, small wildlife pond and kitchen garden at the top.

Within the garden is a greenhouse with electricity connected.

Included in the sale are two compost bins and eleven rain water butts positioned around the garden and producing approximately 1,700 litres of water.

SERVICES

Mains electricity (with a current generation smart meter).

Mains water supply (metered).

Drainage through Klargestep septic tank shared between three houses, regularly emptied, maintained organised once a year. The annual invoice is divided between the three properties (the last one in August 2023 amounted to £220 per property).

Oil-fired central heating (wi-fi operated through HIVE to enable remote control).

Broadband: Gigaclear superfast broadband (cable).

Landline telephone: Vonage internet telephone which can be used through a mobile app remotely anywhere in the world.

According to <https://checker.ofcom.org.uk/>

Mobile signal:

Indoor: EE, Three and O2 fully available (calls and data), Vodafone - calls only, no data

Outdoor: EE, Three, O2 and Vodafone fully available (calls, data and enhanced data)

Results are predictions and not a guarantee.

None of the services, fittings, or appliances (if any) heating installations, plumbing or electrical systems, telephone or television points have been tested by the Selling Agents.

AGENT'S NOTE

Some of the furniture and free-standing white goods in the garage are available by a separate negotiation.

HORNINGHOLD

Horninghold is a delightful small historic village and parish seven miles north-east of Market Harborough.

The village is mentioned in the Domesday Book and features the church of St. Peter which dates back to 12th century. At the beginning of the 20th century, the

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village was remodelled as a garden village with many trees and shrubs and boasts today an active community feel.

Horninghold is situated close to the historic market towns of Uppingham and Oakham, perfect for shopping, dining and schooling. The nearby villages of Hallaton, Medbourne and Great Easton have pubs.

Leisure facilities in the area are many and varied, with a tennis club and cricket club at Medbourne, gold and squash facilities at Market Harborough and an excellent Uppingham School Sports Centre all close by. Rutland Water is within easy distance, offering a number of leisure pursuits including sailing, windsurfing and fly fishing.

COUNCIL TAX BAND

Band B
Harborough District Council

INDEPENDENT MORTGAGE ADVICE

Murray, in conjunction with St. James's Place Wealth Management can offer free independent advice whether you buy through Murray Estate Agents or another agent. St. James's Place Wealth Management have access to over 13,000 mortgage products and are able to find the most competitive products from the whole market. Your home may be repossessed if you do not keep up repayments on your mortgage.

N.B.

Interested parties are advised to check with ourselves that these particulars have not been altered or amended in any way since they were issued.

VIEWING

By appointment to be made through the Selling Agents please. If you are travelling a long distance please telephone prior to departure to ensure the property is still available and to discuss any particular points which are likely to affect your interest in this property in order that you do not make a wasted journey.

OFFICE OPENING HOURS

Monday - Friday 9.00 - 5.30
Saturday 9.00 - 12.00

DISCLAIMER

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. No responsibility is assumed for the accuracy of individual items. Prospective purchasers and lessees ought to seek their own professional advice.
2. All descriptions, dimensions, area, reference to condition and necessary permission for use and occupation and their details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection, or otherwise as to the correctness of

each of them.

3. No person in the employment of Messrs Murray has any authority to make or give any representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property on behalf of the vendor.

4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

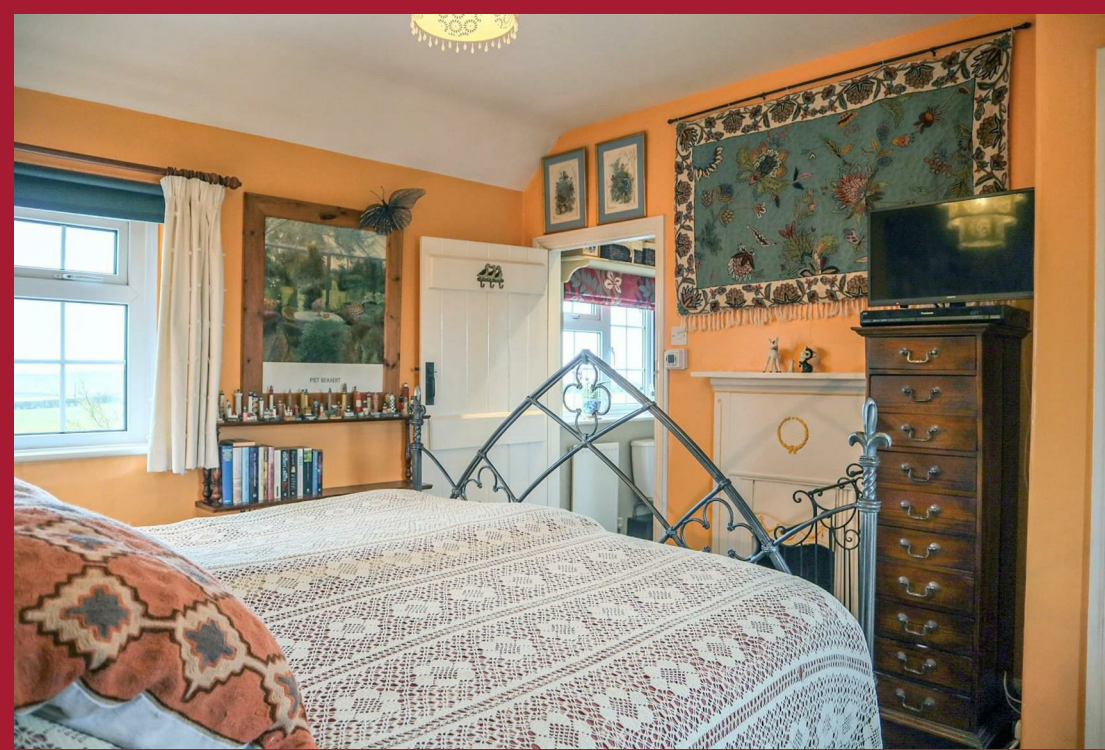
5. It should not be assumed that the property has all necessary planning, building regulation or other consents. Where any reference is made to planning permission or potential uses, such information is given in good faith.

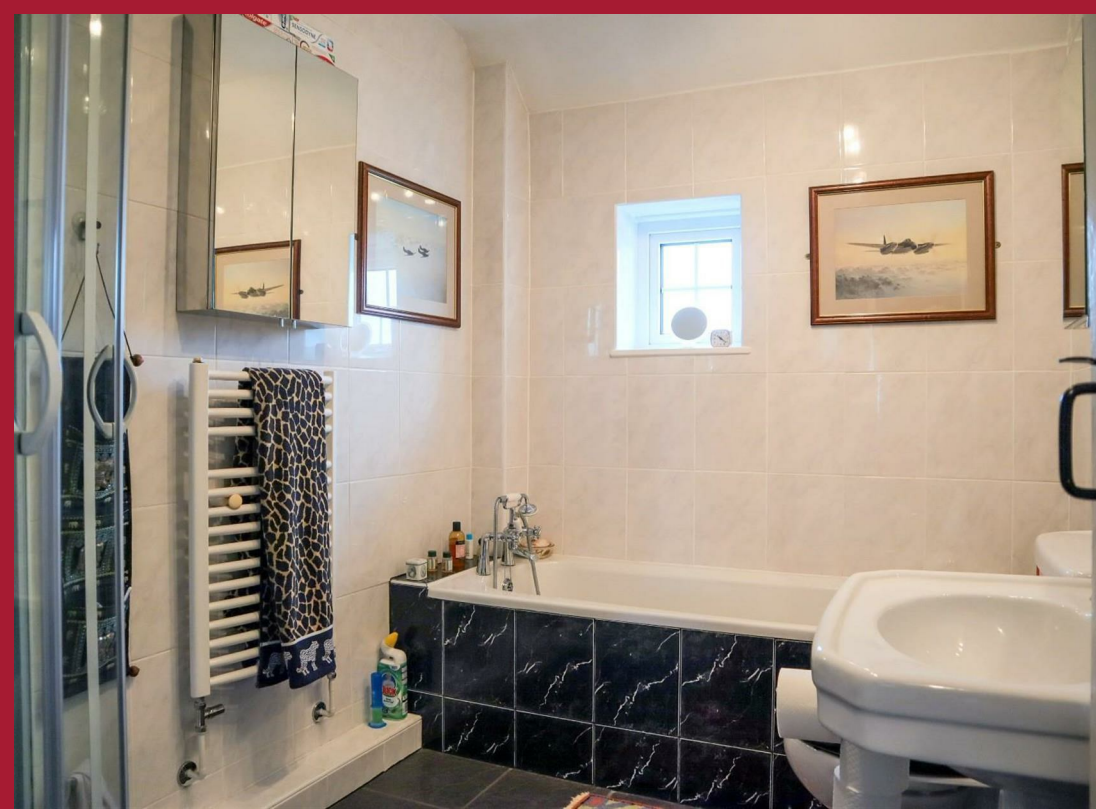
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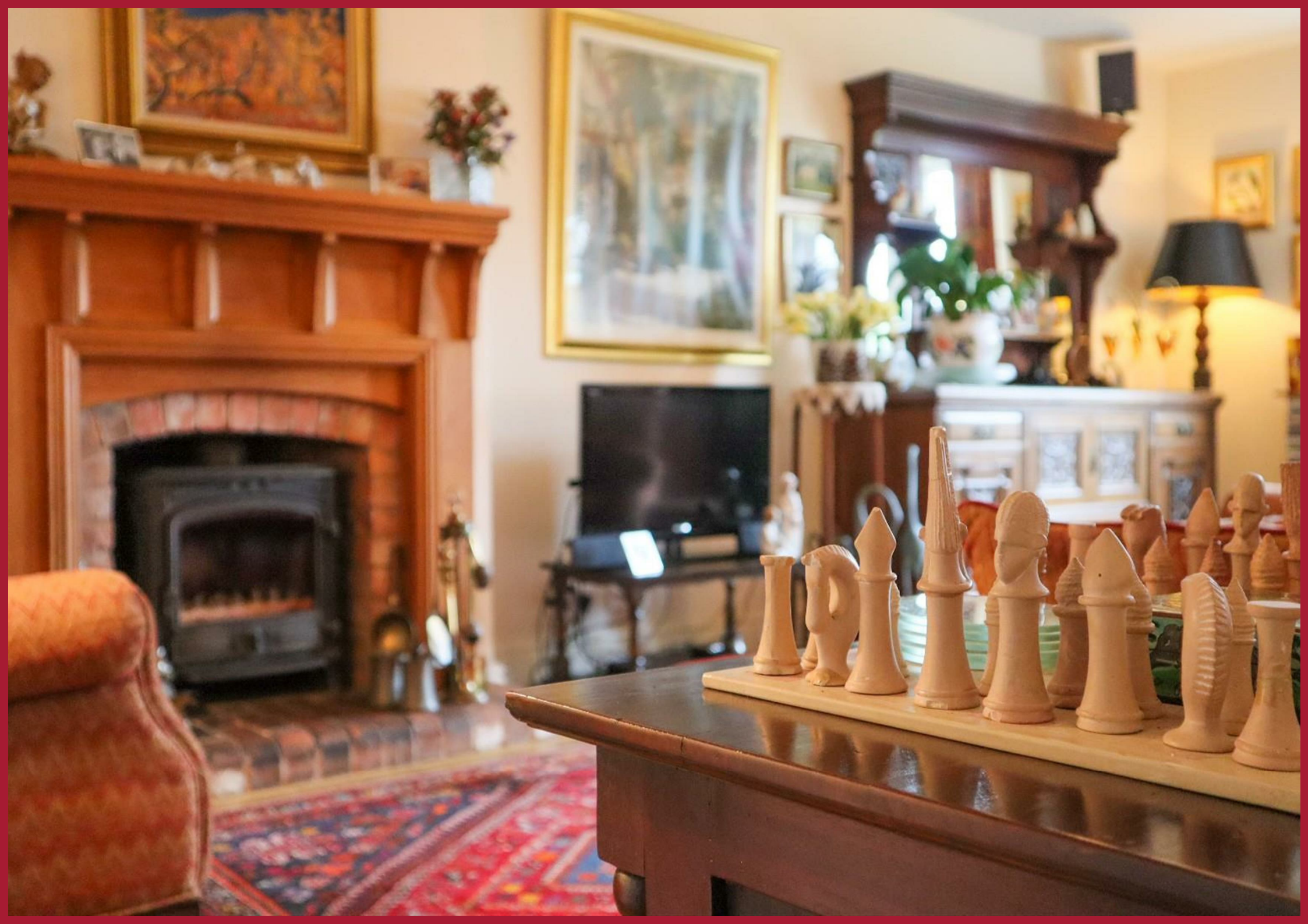
Money Laundering Regulations 2003
Anti-Money Laundering Regulations came into force in March 2004. These regulations affect estate agents, there will be requirement that Murray's confirm the identity of its seller and buyers.









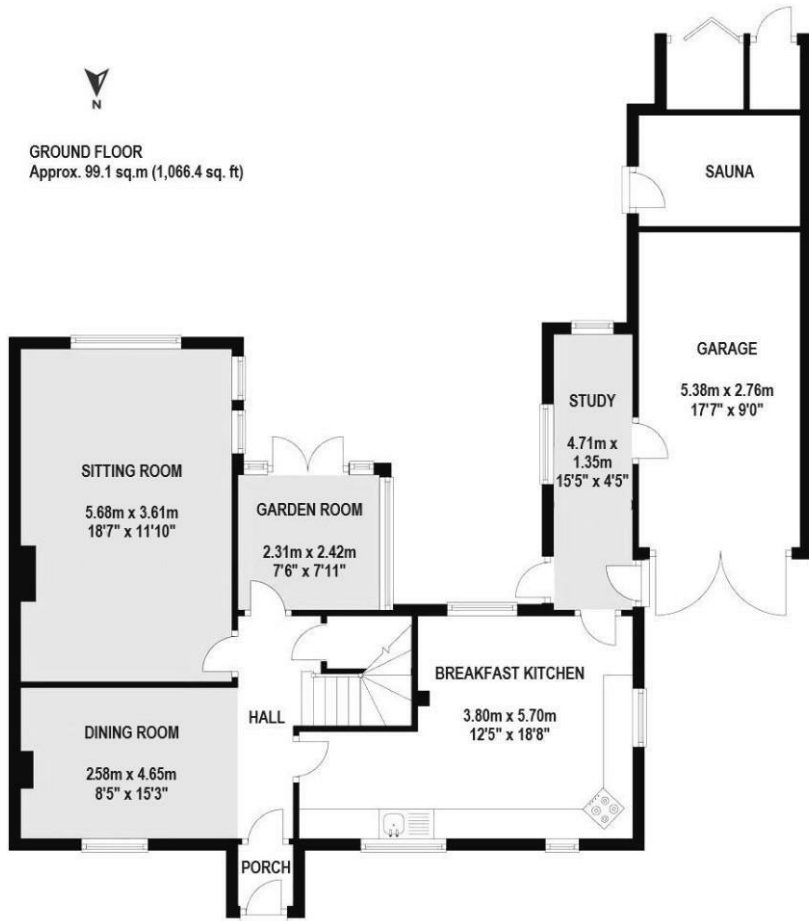




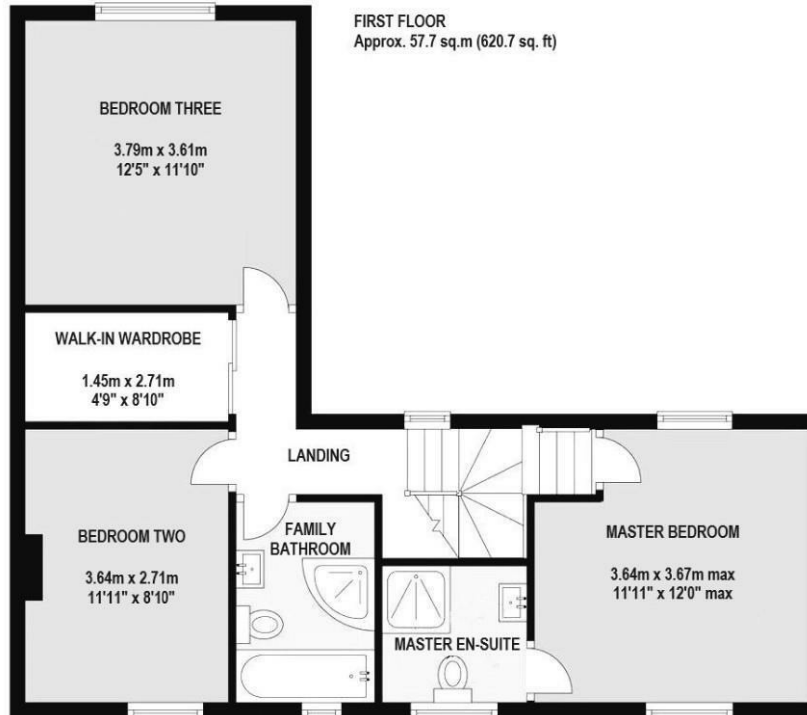
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GROUND FLOOR
Approx. 99.1 sq.m (1,066.4 sq. ft)



FIRST FLOOR
Approx. 57.7 sq.m (620.7 sq. ft)



TOTAL AREA APPROX. 156.7 SQ. M (1,687.1 SQ. FT)

THIS FLOOR IS NOT TO SCALE AND IS FOR IDENTIFICATION PURPOSES ONLY

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		42	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	