

JAMES
SELICKS

YEW TREE HOUSE

TUR LANGTON
LEICESTERSHIRE



Offered to the market for the first time since the 1912, this handsome village home is thought suitable for renovation and remodelling, subject to the necessary planning consents. Yew Tree House occupies a delightful position within the highly desirable Conservation village of Tur Langton and is offered for sale with no upward chain.

Detached period home • Two reception rooms • Kitchen • Pantry • Three bedrooms • Bathroom • Countryside views to the front • Delightful mature gardens • Outbuildings • Beautiful Yew Tree to the front • Total plot approx. 0.19 acres • Desirable south Leicestershire village • No upward chain •

Accommodation

The property is entered via an entrance hall with stairs rising to the first floor. To the left is the sitting room which has a window to the front elevation and countryside view beyond, French doors to the side elevation and garden, wooden cupboard to the corner and a feature fireplace with an electric fire inset. To the right of the hallway is the dining room which also has window to the front and views, a feature fireplace with an electric fire inset and a built in cupboard to one chimney breast recess.

The kitchen to the rear is accessed from both the dining room and a rear lobby which has a WC off, and has an original quarry tiled floor, built in cupboards, a range of base units under worktops, a stainless steel sink, space for an electric cooker, space and plumbing for an automatic washing machine. Off the kitchen is also a handy pantry.

Stairs rise to the first floor landing and gives access to two double bedrooms to the front of the property, both with windows to the front and countryside views beyond. Each also have fireplaces (currently boarded up). To the rear is a single bedroom with built in cupboards. Completing the accommodation is a bathroom with a high flush WC, pedestal wash hand basin, a panelled bath and an airing cupboard.

Outside

To the front is a beautiful Yew Tree from which the property's name derives. The property is set behind a low level brick wall and a path with steps leads up to the front door. To the left is a wooden garage.

To the rear of the property is a large greenhouse and to the side is a delightful wooden summerhouse, a former brick built wash house now used as a store, and beautiful mature gardens with stocked shrub and herbaceous borders, lawned garden and specimen trees.



View to the front





Location

The highly popular village of Tur Langton sits at the heart of rural Leicestershire, just north of the market town of Market Harborough, and boasts some of the finest countryside views the county has to offer. The village is home to the beautiful St Andrews Church built in 1866 and is a favourite for commuters with London St Pancras being approx. 60 mins from Market Harborough Station. There is a highly regarded primary school in the next village, Church Langton and secondary schools available in nearby Market Harborough and Kibworth. In the private sector a widely renowned group of schools form the Leicester Grammar School Trust and consists of the Leicester Grammar Junior School, Leicester Grammar School, and Leicester Grammar School Stonegate. Combined they offer education from ages 3 to 18 and are extremely popular.

Tenure: Freehold

Local Authority: Harborough District Council

Tax Band: E

SERVICES: The property is offered to the market with all mains services and electric storage heating.

Satnav Information

The property's postcode is LE8 0PJ, and house name Yew Tree House.

Directions

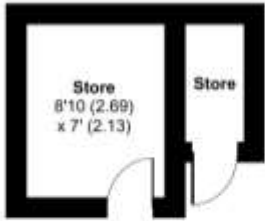
From Market Harborough proceed in a northerly direction heading towards Melton Mowbray on the B6047. On entering the village of Tur Langton take a left hand turn onto Main Street, where the property is located on the right hand side.



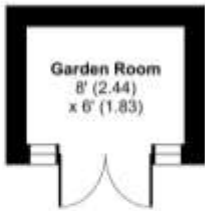


Main Street, Tur Langton, Market Harborough, LE8

Approximate Area = 1319 sq ft / 122.5 sq m
 Outbuildings = 401 sq ft / 37.3 sq m
 Total = 1720 sq ft / 159.8 sq m
 For identification only - Not to scale



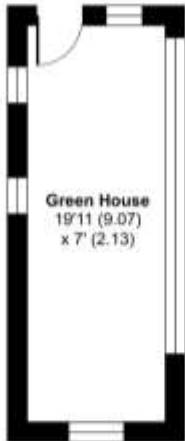
OUTBUILDING 3



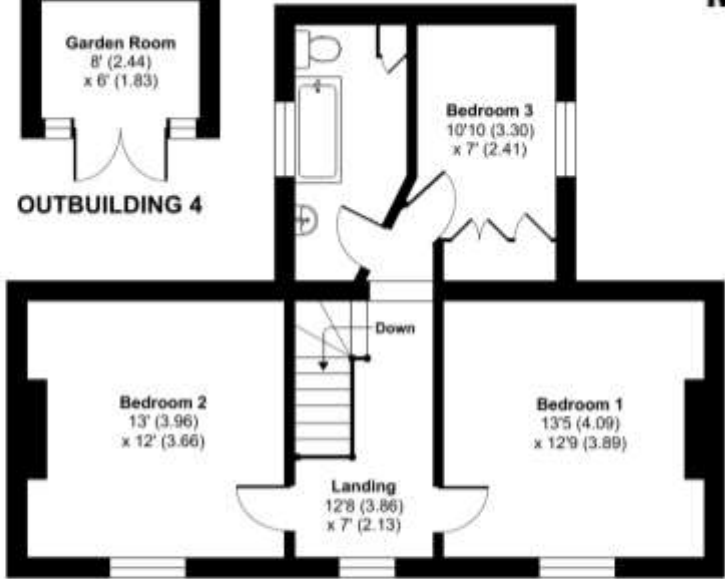
OUTBUILDING 4



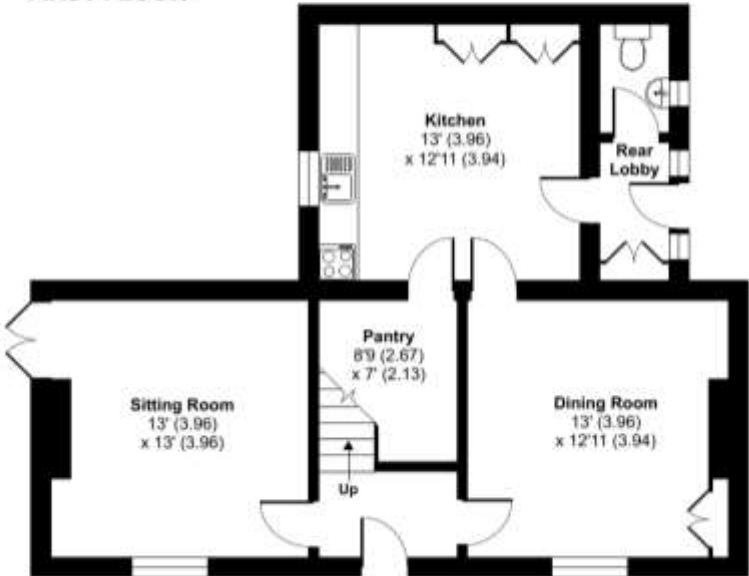
OUTBUILDING 2



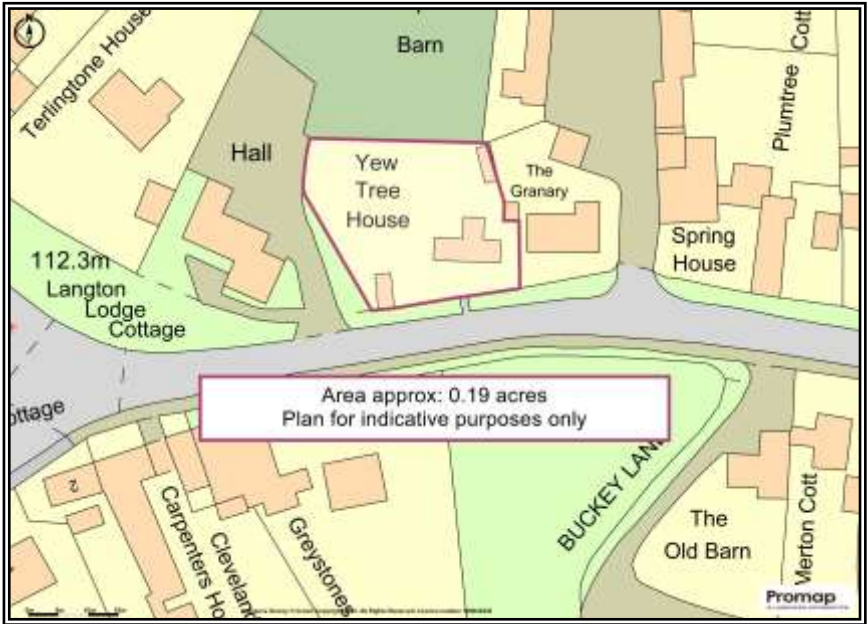
OUTBUILDING 1



FIRST FLOOR



GROUND FLOOR



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 77 |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | 25 | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nīchecom 2023. Produced for James Sellicks Estate Agents. REF: 975402

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Measures and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.



JAMES SELICKS

