

JAMES  
SELICKS

Apartment 5  
Great Bowden Hall I  
GREAT BOWDEN, MARKET HARBOROUGH



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LISTED BUILDINGS

If you yearn for a lock up and leave, bolt-holt in Leicestershire, then this substantial, refurbished three bedroom apartment with approx. 1,200 Ft<sup>2</sup> of accommodation, forming part of an exclusive conversion of Great Bowden Hall, a Grade II Listed country home, could be just what you're looking for.

First floor apartment • Three bedrooms • Approx 1,200 Ft<sup>2</sup> of accommodation  
• Impressive open plan living dining kitchen space • Countryside views • Communal grounds, secret garden, 15 acre paddock land • Allocated parking  
• Secure storage shed • Convenient for Harborough town centre and rail station • No upward chain •

#### Accommodation

Stepping through the main entrance to the Hall you will find a further stained glass panelled door which leads into the communal hall. Access is via a secure telephone entry system, giving residents peace of mind. A grand staircase leads up to the first floor where you will find Apartment 5.

The apartment's own hall features a high ceiling and a handy built in cupboard and further laundry cupboard with plumbing and space for a washing machine. From here you will find the simply show-stopping open plan living dining kitchen. This generous space is flooded with natural light through the large bay window which affords breath-taking views over the formal grounds and countryside beyond. The kitchen area has been refitted to provide a range of contemporary wall and base units offering ample storage, with the large central island providing plenty of work surface space as well as a breakfast bar for casual dining and entertaining. Integrated appliances include double oven, microwave, dishwasher, induction hob, and space for an American-style fridge/freezer.

The master bedroom benefits from an ensuite shower room, refitted with a contemporary suite comprising a shower cubicle, WC and wash hand basin. There is also a fitted wardrobe to the corner of the bedroom. You will find two further bedrooms, both with high ceilings which add to the sense of space throughout this apartment. The family bathroom has also been refitted, featuring a walk-in shower cubicle, bath, WC and wash hand basin set within a vanity unit.

#### Outside

Great Bowden Hall is set within delightful private landscaped grounds. You also have access to formal, communal gardens and 15 acres of a shared paddock. The property has allocated parking for two vehicles and a secure, brick storage shed. A gravelled path sweeps beyond here to a gate with direct access to the towpath of the Grand Union Canal. Beyond this, you will find the "secret garden", which enjoys tranquil views of the canal.





### Location

Great Bowden is one of the most highly sought after villages within the county both by virtue of the quality housing stock and strong community spirit, good local amenities include a parish church, post office, village store and primary school. There is a selection of places to eat and dine with two gastro public houses, the Shoulder of Mutton and Red Lion both recently renovated and upgraded and very popular amongst villagers and people who visit. In addition, there are two cafes, the renowned Bowden Stores which also has a gift shop and Welton's Deli which has a post office and shop, as well as a café.

The nearby town of Market Harborough provides a wide range of shopping, leisure, education and recreational facilities with a mainline train service within convenient walking distance, giving access to London St. Pancras in under an hour. Schooling is well catered for in both the state and private sector. Of note are Uppingham School, Oakham School, Stoneygate School, Leicester Grammar the latter two in Great Glen.

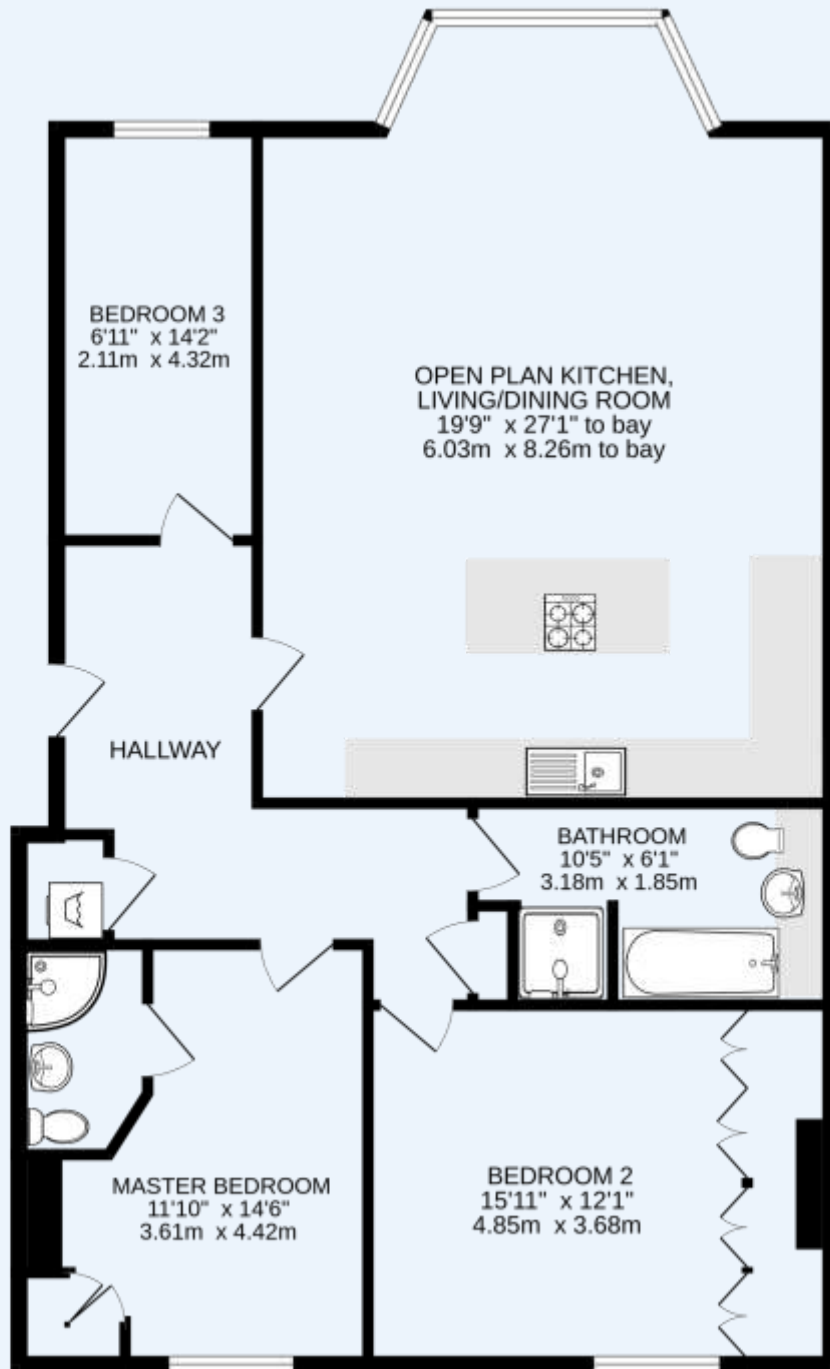
### Satnav Information & Directions

The property's postcode is LE16 7HP.

Proceed out of Market Harborough via Burnmill Road. Upon entering the village of Great Bowden, turn left at the T junction into Leicester Lane. Proceed out of the village for approximately a quarter of a mile where you will find the entrance gates to Great Bowden Hall, set within a red brick wall on your left-hand side. Apartment 5 is located on the first floor of the main building.







Tenure: Leasehold

Lease details

Date from: 19 November 1997

Term: 125 years from 1st January 1997

Rent: A peppercorn

Managing Agent: King West

Communal gardens cost: £1,320 per annum (as at August 2023)

Service charge: £3,312 per annum (as at August 2023)

Parking: Two allocated spaces, plus visitor parking

Pets: Pets are allowed on consent by the Directors

Paddock details

15 acres

Owned by The Great Bowden Hall Gardens Limited, with each resident owning a 1/19<sup>th</sup> share, which is passed on to successors in title.

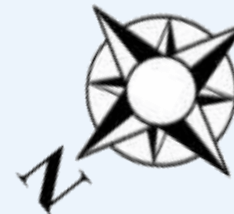
Local Authority: Harborough District Council

Tax Band: E

Conservation Area: Grand Union Canal Conservation Area

Listed Building number: 1074433

Services: The property is offered to the market with all mains services and gas-fired central heating.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**TOTAL FLOOR AREA: 1221 sq.ft. (113.4 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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.



Secret Garden in the grounds of Great Bowden Hall



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Paddock

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