



The Bringhurst
HUNTING LODGE MEWS, COTTINGHAM

JAMES
SELICKS



The Bringhurst is set within an exclusive gated community, The Hunting Lodge Mews, converted from a former country hotel, in the heart of this desirable Welland valley village.

An elegant, spacious, duplex townhouse that offers modern, luxury living amidst the rolling countryside of the Leicestershire/Northamptonshire border. Do come and discover this oasis of tranquillity.

Simply stunning duplex town house • Over 1,640 square feet of luxury living • 21ft open plan sitting/dining room • Study/ground floor guest bedroom • High spec contemporary kitchen • Two double bedrooms (21ft master bedroom) • Ensuite bathroom and ensuite shower room • Landscaped low-maintenance private garden • Communal grounds, with communal garden/dining terrace • Ideal lock-up and leave, bolthole within exclusive, gated community •

Accommodation

This stunning, elegant duplex townhouse combines modern luxury living on a specification usually found in city apartments, with the peace and calm of rural life in this highly desirable Welland Valley village. Formerly a country hotel, The Hunting Lodge Mews complex (which was converted c2014/15), retains a sense of luxury as you come up the steps, under the grand portico and through into the secure communal entrance and reception hall.

The Bringhurst's front door is tucked in the far-right corner of a light filled vestibule. Stepping through the front door into The Bringhurst, you will find an elegant reception hall with steps leading up to the inner hall and open plan living space. To your right you will find a surprisingly high-ceilinged study, which could also serve as ground floor guest/third bedroom, or snug. The open plan sitting/dining room is simply show stopping. Spanning over 21 feet and with natural light flooding the space through the south-easterly facing patio doors and picture window it offers the perfect backdrop for relaxing or entertaining family and friends with delightful views of the garden. A wide open arch leads through to the kitchen which is fitted with sleek, contemporary units offering ample storage. Integrated Smeg appliances include double oven and gas hob, with extractor hood over. There is also an integrated fridge/freezer and dishwasher. A breakfast bar and peninsula island allow for plenty of prep space or casual dining. Through here you will find a handy utility/larder with plumbing for washing machine and space for a dryer and guest cloakroom.

Upstairs the sense of space continues. A jaw-droppingly spacious principal bedroom features two Juliet balconies that take in the leafy views of the garden, ample storage to the fitted wardrobes and its own ensuite bathroom with luxury, contemporary suite comprising P-shaped bath with shower over, wash hand basin and WC. The guest bedroom features its own contemporary ensuite shower room akin to that found in a boutique hotel, and views of the garden.

Outside

Lovingly landscaped the private rear garden is ideal for lock-up and leave/bolthole seekers that still want a peaceful, private al fresco setting for their pied-a-terre. With a timber decked dining/seating terrace, and tiered shrubbery borders set against a mature, leafy backdrop, this is, quite simply, an oasis of tranquillity.







Location

Cottingham is a popular Welland Valley village on the border of Leicestershire and Northamptonshire, providing a strong local community with excellent amenities including two public houses with restaurants, a village store & coffee house, a well-supported parish church dating back to the 1300's and a village hall shared with the neighbouring village of Middleton. A pre-school can be found in Middleton and a primary school in Cottingham itself.

The village is equidistant to the lovely market towns of Uppingham to the north and Market Harborough to the west, both providing a range of boutique shops, cafes, bars and restaurants, with various farmers markets. Recreational facilities in the area are excellent and as well as all country pursuits that can be enjoyed in the surrounding countryside, with a cycling club in Middleton village, Rutland Water close by for water and East Carlton Country Park is excellent for dog walking and country walks. Mainline rail to London St Pancras (approx 1 hr) is available from Market Harborough and Corby.

Satnav Information

The property's postcode is LE16 8YN, and apartment name: The Bringhurst.





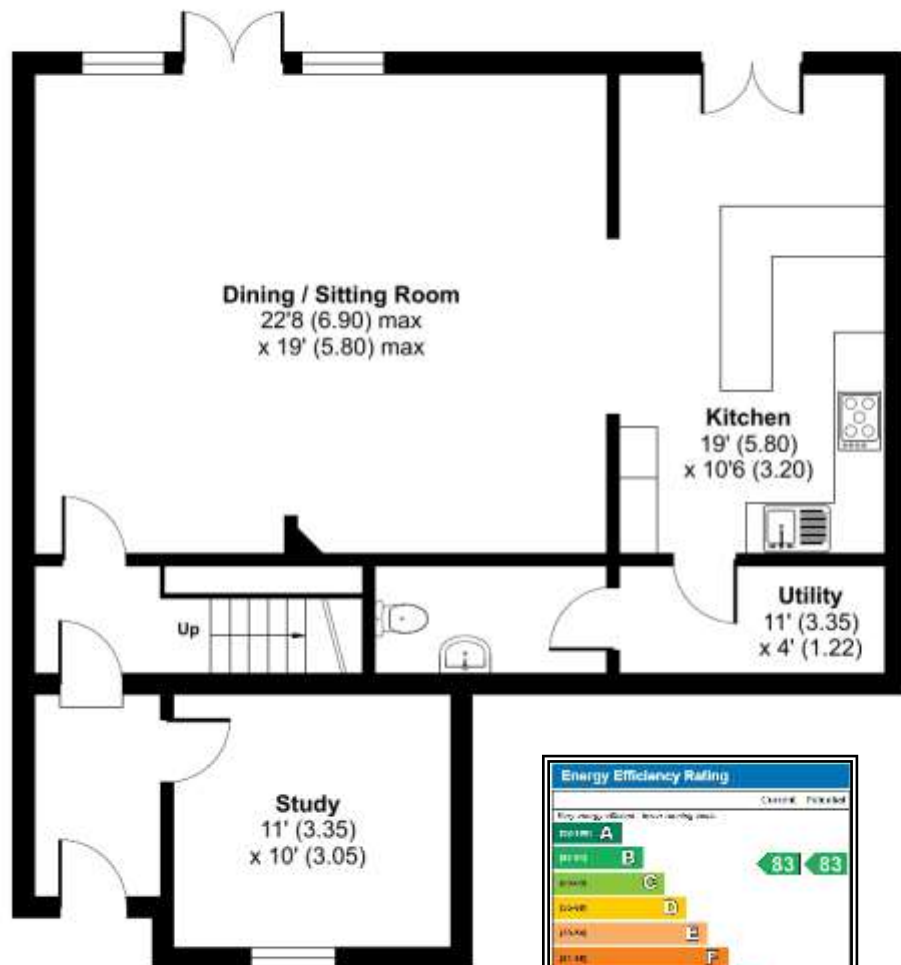
View from master bedroom Juliet balcony



Hunting Lodge Mews, High Street, Cottingham, Market Harborough, LE16

Approximate Area = 1915 sq ft / 177.9 sq m

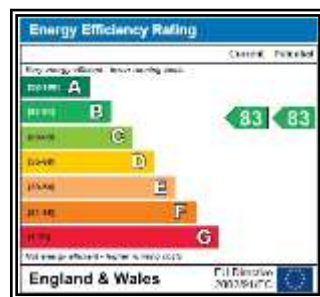
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GROUND FLOOR



FIRST FLOOR



Tenure: Leasehold

Lease length: 999 years from and including 1st January 2014

Years remaining: 990

Service Charge: £2,400 per annum

Freeholders: Property Angels Management Services

Ground Rent: Peppercorn

Allocated Parking: 2 spaces

Local Authority: North Northamptonshire

Tax Band: D

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



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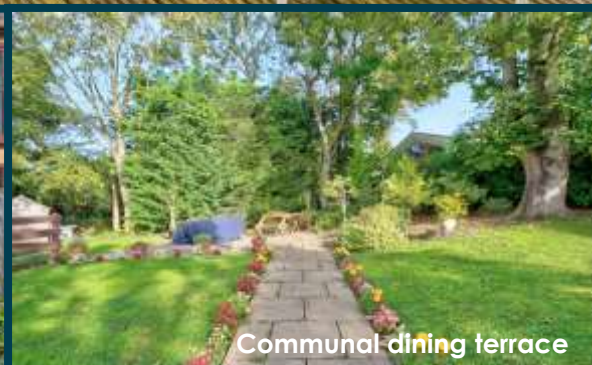
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Measures and Other Information
All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased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



Communal dining terrace

