

GUIDE PRICE: £1,300,000



## The Farmhouse

TOP YARD FARM, BURNMILL ROAD,  
GREAT BOWDEN, MARKET HARBOROUGH LE16 7JB

JAMES  
SELICKS



The Farmhouse is an exceptional village home lying on the outskirts of the extremely popular village of Great Bowden, enjoying fine countryside views to the rear and excellent access to Market Harborough and its mainline rail connection to London St. Pancras. This individual family home is offered with our strongest recommendations for an early viewing.

Detached family home with quality fittings throughout • Super prime village location • Accommodation oriented around views of the rear garden & countryside • Open plan living dining kitchen • Three spacious & flexible reception rooms • Five double bedrooms & three bathrooms • Fitted home office/study • Double garage & off-road parking • Private rear garden & countryside views • Excellent access to Market Harborough's train station

#### Accommodation

This fine village home was built in 1998/99, and was individually designed by architect Scott Henderson, combining both the benefits of modern construction with the character, charm, and classic features of a much older farmhouse.

The property is entered via an oak front door into a large L shaped entrance hall with stairs ahead rising to the first-floor galleried landing. To the far left is a guest cloakroom comprising a Villeroy & Boch suite to include a wash hand basin, wall hung WC, ceramic tiling, radiator, and spotlights.

To the right, is a spacious dual aspect dining room, which has a window to the front elevation, and French doors to rear terrace and garden with fine rural views beyond. There is a beautiful American solid oak floor, and a feature stone fireplace with an open stone hearth creating a superb focal point. From the dining room the sitting room is accessed, which is a wonderfully light room by virtue of a triple aspect with French doors with a lead canopy and a window to the front elevation, two sets of French doors to the rear and two windows flanking the chimney breast. There is a beautiful stone fireplace, with stone surround grate and hearth and an open fire, a central beam to the ceiling and spotlights. Off the entrance hall is a snug with built in cupboards and stairs rising to a first-floor study with a bespoke suite of Neville Johnson office furniture to include a desk, shelving, and a pull-out printer space/cupboard, a window overlooking the front elevation, plus two Velux windows.

The principal feature of this fine family home is the open plan living dining kitchen. It has a fabulous part glazed pitched roof, double aspect windows and French doors to the rear taking full advantage of the countryside views. It has ceramic floor tiling, spotlights, and an excellent range of handmade kitchen cabinets under thicker than normal 40mm polished granite preparation surfaces, drawer and base level cupboards, tallboy larder unit, matching eye level glazed display cabinets, two Neff dishwashers either side of a double Belfast sink with mixer tap, waste disposal unit and a Franke hot and cold tap. Appliances include a Neff stainless steel oven with a five-ring stainless steel gas hob over and extractor hood, a two-oven gas fired Aga into chimneybreast recess with oak beam and cupboards adjacent, and an integrated refrigerator and freezer. Off the kitchen is the utility room, again, with handmade eye and base level cabinets and drawers with polished granite preparation surfaces, Belfast sink, tallboy larder cupboards, space and plumbing for an American fridge-freezer, plumbing for a washing machine, floor tiling, downlights, and a personnel door to the double garage.





Stairs rise from the entrance hall to a first-floor galleried landing which gives access to the bedroom and bathroom accommodation. The master bedroom suite has windows to the side and rear elevations, and three Velux windows. A door and steps lead down into the dressing room boasting an excellent range of built in wardrobes and cupboards and two Velux windows. Beyond here is the master ensuite with Villeroy & Boch sanitaryware, a large bath with mixer taps and shower fitting, twin wash hand basins with storage under and feature mirror above, a wall hung WC, a large, tiled shower enclosure with Hansgrohe shower heads including drench Raindance shower, spotlights, two chrome heated towel rails and tiled flooring with underfloor heating.

Bedroom two is located at the other end of the landing and offers a dual aspect, freestanding wardrobes (included), and benefits from an ensuite shower room with a window to the front with plantation shutters, Villeroy & Boch sanitaryware to include twin sinks with storage under and a feature mirror over, wall hung WC, tiled shower enclosure with Hansgrohe shower heads, contemporary heated chrome towel rail, spotlights, and tiled flooring with underfloor heating. Bedrooms three and four both have windows to the rear elevation enjoying countryside views and are served by the family bathroom opposite, which comprises a tiled bath with telephone shower fittings, low flush WC, pedestal wash hand basin with a window over with plantation shutters to the front, tiled shower cubicle with mains shower, half tiled walls, spotlights, and a ceramic tiled floor. Bedroom five completes the accommodation and has a Velux rooflight and a window to the rear and the fine views beyond.

#### Outside

The Farmhouse enjoys a delightful total plot of approximately 0.21 acres. The property to the front sits behind a low-level brick wall and has a lawned garden, well-stocked shrub and herbaceous borders and a mature Wisteria to the front elevation. The driveway provides access to a paved forecourt and a double garage with electric up and over doors, power and lights and a personnel door to the rear garden. In addition, there is an outdoor hot and cold mixer tap. An archway and gate provide access to a pathway which leads to the front door where there is also a covered seating area.

The rear garden is principally laid to lawn, with attractive terraces benefiting from a delightful sunny south easterly aspect and far-reaching views over open paddock and grassland. The paved entertaining area has an Oak framed pergola providing shade in the summer. A five-foot brick wall to two sides provides privacy. The borders are well stocked with shrub and herbaceous plants with a stand of Birches in one corner, and a mature Walnut and Cherry tree.

#### Location

Great Bowden is a thriving village lying approximately one mile outside of Market Harborough, an extremely attractive market town offering niche shopping, leisure, and sporting amenities in addition to mainline railway networks to London St. Pancras in little over an hour. The village itself has a lively community with a store and post office, coffee shop, tearoom /deli, popular public house, primary school, and parish church, and is situated amongst some of the County's finest countryside.

#### Satnav Information

The property's postcode is LE16 7JB.

#### Directional Note

From centre of Market Harborough, proceed in a northerly direct on B6047, turn right onto Bowden Lane and left into Burnmill Road, before reaching the junction with Main Street in Great Bowden turn right into Top Yard Farm.









# The Farmhouse, Top Yard Farm, Burnmill Road, Great Bowden

Approximate Area = 3102 sq ft / 288.1 sq m (excludes void)

Garage = 335 sq ft / 31.1 sq m

Total = 3437 sq ft / 319.2 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

- Tenure: Freehold
- Local Authority: Harborough District Council
- Listed Status: Not Listed
- Conservation Area: Great Bowden Conservation Area
- Tree Preservation Orders: None
- Tax Band: G
- Services: The property is offered to the market with all mains services and gas-fired central heating.
- Construction: Believed to be of standard construction.
- Broadband: FTTC
- Wayleaves, Rights of Way & Covenants: There is joint access within the Top Yard Farm development, which neighbours have a right of way over.
- Flooding issues in the last 5 years: None
- Accessibility: Two storey dwelling. No accessibility modifications
- Cladding: None
- Planning issues: None which our clients are aware of
- Coastal erosion: None
- Coal mining in the local area: None



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nīchecom 2024. Produced for James Sellicks Estate Agents. REF: 1078346

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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.



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