

# Llangvlla

TUR LANGTON, MARKET HARBOROUGH, LEICESTERSHIRE, LE8 0PJ



OFFERS OVER: £900,000

JAMES  
SELICKS



Situated on a glorious 0.20-acre plot with far reaching southerly views over undulating countryside, Llangvlla is a spaciouly extended and stylishly presented five-bedroom, three bathroom detached family home built circa 1935, offered with the Agents strongest recommendations for an early viewing.

Super prime village location • Stunning southerly views over open countryside & adjacent village church • Entrance Hall • Open plan living dining kitchen • Sitting room • Family room with window seat • Master bedroom with ensuite shower room • Bedroom Two with ensuite • Two further double bedrooms and a single bedroom • Family bathroom • Off road parking • South facing deep lawned gardens with entertaining terrace, summerhouse & undercover outdoor kitchen area • Further summerhouse/studio & vegetable garden • Rolling countryside views •

#### Accommodation

Llangvlla is entered into a reception hall with a uPVC double glazed front door with windows either side, ceiling coving, and tiled flooring with underfloor heating. A cloakroom off has a window to the front elevation, cloak hooks and tiled floor with underfloor heating. An inner hallway has stairs rising to the first-floor landing, tiled flooring with underfloor heating, and a WC off has a low flush WC, wash hand basin, tiled flooring, and underfloor heating,

A superb and spacious living kitchen has a window to the front elevation, doors to both side elevations, and a window to the rear elevation overlooking the rear garden and views. There is an excellent range of shaker style eye and base level units and drawers with granite worktops over, a double Belfast sink with chrome mixer tap, two carousel units and pan drawers. Integrated appliances include a Zanussi dishwasher, space for a Rangemaster type cooker with a glass splashback and an extractor hood over, and a built-in fridge and freezer. An island unit has a granite worktop and a breakfast bar, and beneath has drawers and cupboards. Throughout is a tiled floor with underfloor heating. A utility room off has a stainless-steel sink and drainer unit, plumbing and space for an automatic washing machine and tumble dryer, eye and base level cupboards with worktops over, tiled floor and underfloor heating.

A superb sitting room has two windows to the side elevation, a further window to the rear and French doors leading out to the patio entertaining terrace and deep rear gardens and views beyond. This room boasts ceiling coving, a feature fireplace with a cast iron log burner set on a granite hearth under an Oak Bessemer beam, and Karndean flooring. A family room has a bay window to the rear elevation with a window seat taking best advantage of the fantastic outlook over the rear garden and views beyond. A feature fireplace has a wooden surround, a brick chimney breast, brick hearth and an open fire, picture rail, and stripped floorboards.

Stairs rise to the first-floor galleried landing which provides access to a fully boarded loft, which is thought suitable for conversion (subject to the necessary planning consents). The master bedroom has a window overlooking the rear elevation and enjoys stunning far-reaching countryside views, and there is an excellent range of built-in wardrobes. It benefits from an ensuite shower room with a window to the side elevation, WC, wash hand basin with cupboard beneath, a corner shower enclosure, fully tiled walls, heated towel rail and a tiled floor. Bedroom two has a window to the front, built in wardrobes, and has an ensuite shower room with a double shower enclosure, low flush WC, wash hand basin, heated towel rail, tiled walls, and flooring. There are two further double bedrooms situated to the rear elevation, one boasting a bay window, and the other built-in wardrobes. A further single bedroom is situated to the front of the property. The family bathroom completes the accommodation which comprises a panelled bath with shower over, curved glass door, low flush WC, wash hand basin, heated towel rail, tiled walls, and a tiled floor.





### Outside

The front of the property has a block paved driveway with car standing for several vehicles. Gated side access either side of the property leads round to the rear gardens. To the side is an original outside WC with a low flush WC and wash hand basin.

The principal feature of this beautiful family home is without doubt the superb deep rear gardens, boasting a large flagstone patio entertaining area which leads to a summerhouse with French doors and windows to the side and rear, power and lights, and an undercover area currently used as an outside kitchen.

Steps lead down to the predominantly lawned gardens, where there is a further summerhouse/studio with doors and windows and power and lights, currently used as a gym and thought suitable for working from home. There are raised vegetable plots with gravelled borders, a greenhouse, estate fencing to the rear boundary providing far reaching undulating views across the Welland Valley and the beautiful parish church of St. Andrews.

### Satnav Information

The property's postcode is LE8 0PJ, and house number Llangvilla.







# Llangvilla, Tur Langton, Market Harborough, LE8

Approximate Area = 2232 sq ft / 207.3 sq m

Outbuilding = 239 sq ft / 22.2 sq m

Total = 2471 sq ft / 229.5 sq m

For identification only - Not to scale

## Location

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, which the property enjoys spectacular views of. The village is a favourite for commuters as London St Pancras is reachable in just under an hour from Market Harborough Station. Leicester and Peterborough are easily accessible via the A47, and the M1 and the M6 providing access to London, Birmingham and East Midlands airport.

There is a wide selection of state and independent schooling in the area including the local Church Langton CE (Aided) and Great Bowden Primary Schools. Preparatory schools are at Spratton, Maidwell, and Stonegate (Great Glen). Secondary schooling is available locally at Market Harborough, Kibworth and Uppingham, whilst notable private secondary schooling options are available at Leicester Grammar School (Great Glen), Uppingham School, Oakham School, and Leicester High School. Buses run through the village to a number of these schools.

**Tenure:** Freehold

**Local Authority:** Harborough District Council

**Listed Status:** Not Listed

**Conservation Area:** Tur Langton Conservation Area

**Tree Preservation Orders:** None

**Tax Band:** E

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

**Broadband delivered to the property:** FTTC

**Non-standard construction:** Believed to be of standard construction

**Wayleaves, Rights of Way & Covenants:** The Title contains covenants

**Flooding issues in the last 5 years:** None

**Accessibility:** Two storey dwelling. No accessibility modifications

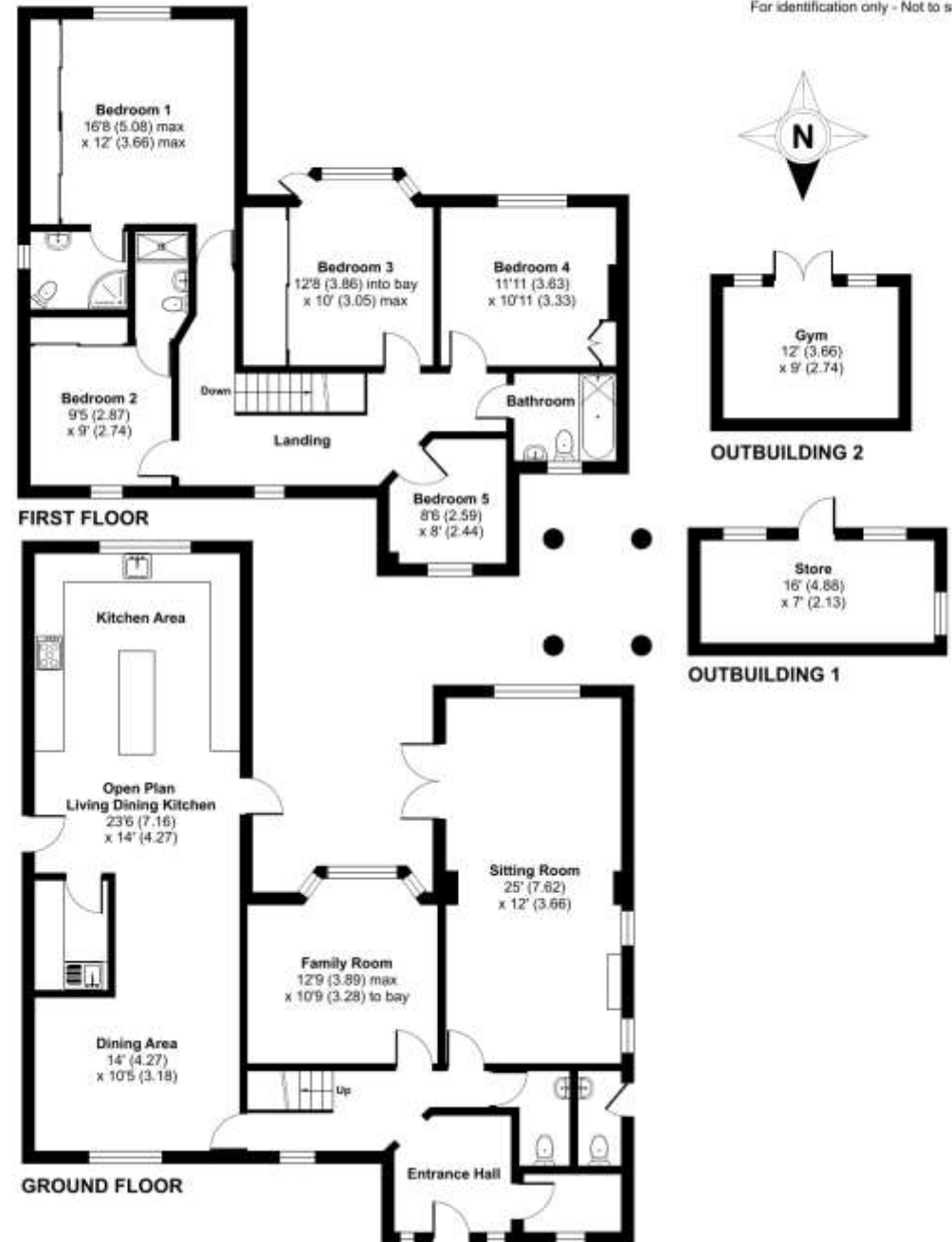
**Cladding:** None

**Planning issues:** None which our clients are aware of

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for James Sellicks Estate Agents. REF: 1102899



Market Harborough Office  
13 Church Street  
Market Harborough  
LE16 7AA  
01858 410008  
mh@jamesseelicks.com

Leicester Office  
01162 854 554

Oakham Office  
01572 724437

jamesseelicks.com



#### Important Notice

James Sellicks for themselves and for the Vendors whose agent they are, give notice that:

1) The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of, an offer or contract. Prospective purchaser(s) and lessees ought to seek their own professional advice.

2) All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and their details are given in good faith and believed to be correct. Any intending purchaser(s) 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 James Sellicks has any authority to make or give any representation or warrant, whether in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Vendors.

4) No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let or withdrawn.

#### 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