

Papillon Lodge

THEDDINGWORTH ROAD LUBENHAM,
MARKET HARBOROUGH, LEICESTERSHIRE, LE16 9TP

JAMES
SELICKS



GUIDE PRICE: £475,000

Welcome to Papillon Lodge, a characterful and period former lodge, refurbished and extended with an oak-framed garden room and gable end to create a simply unique home with a show-stopping 32ft open plan living dining kitchen. Boasting countryside views and ease of access to Market Harborough town centre and rail station, this idyllic property is a downsizers or commuter's dream.

Unique period home • Extended with oak-framed gable end • Stunning 32ft open plan living dining kitchen • Two ground floor bedrooms • Upstairs third bedroom/study • Refitted ground floor bathroom • Attractive landscaped, walled garden • Double detached garage and off-road parking • Popular village • Excellent access to Market Harborough & its train station •

Accommodation

This characterful property steeped in history, was once the former lodge house to Papillon Hall, (which was originally built in c1620 and re-designed by Sir Edwin Lutyens into a butterfly shaped country house in 1903, hence the name Papillon, demolished in 1950. The Hall was requisitioned by the 82nd Airborne Division, US army during WW2.

The traditional entrance is tucked round to the side, and leads into a hall where bespoke, hand-crafted stairs rise ahead of you. To your right is a sumptuous, cosy sitting room with a contemporary log-burning stove providing the perfect focal point, while feature exposed brick walls, leaded windows and Victorian-gothic arched double doors add charm and character.

Through the double doors is the stunning open plan living dining kitchen. Cleverly and sympathetically extended with an oak-framed garden room and gable end, spanning some 32ft by 17ft, it's a show-stopping space, perfect for entertaining. The kitchen is equipped with an extensive range of bespoke, handmade cabinetry providing ample storage, with a ceramic double Belfast sink, Corian worksurfaces and a fitted breakfast bar. The centrepiece is the blue Rayburn range oven tucked within the chimney breast recess. A fitted pantry cupboard to the corner offers further storage, and there is plumbing and space for dishwasher, washing machine, and space for a fridge/freezer. Natural light pours in through windows to the rear and side, while the oak-framed gable ended family room allows for plenty of further light. Here, the Victorian-gothic arched doors provide an open flow into the sitting room, while double doors lead out to the garden and garage beyond. Well fitted with glass lamps and spot lighting adds a unique ambience to the room during twilight hours.

Through the entrance hall you will find two ground floor bedrooms and a refitted bathroom featuring a free-standing roll-top bath, luxury Makti shower cubicle, WC and a wash hand basin, which combines both the period and contemporary. Up the stairs you will find a converted attic room which currently serves as a study but could also serve as a 3rd/guest bedroom, with dormer windows providing plenty of light, the rear of which featuring a window seat to take in the countryside views beyond the garden. There is restricted head height and access to loft space/eaves storage through a small hatch/door to the side.





Outside

Papillon Lodge sits within a private, enclosed parcel of landscaped, low-maintenance gardens enclosed by brick walls and hedgerows with fields beyond. The double detached garage sits to the rear with secure electric shutter doors and gated access on to the driveway (that's accessed from the lane at the side). There is also a stable-style door from the garden into the garage, which being 21ft by 18ft offers scope for vehicular storage or as a workshop/gym. Location Lubenham is a small rural village located just 1.5 miles from the market town of Market Harborough. The village contains a 12th century church, primary school, public house, village hall, horse livery and recreational ground. The area is well known for its scenic quality, ideal for dog walking, horse riding and walking.

Location

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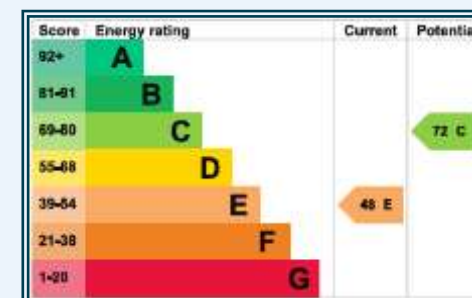
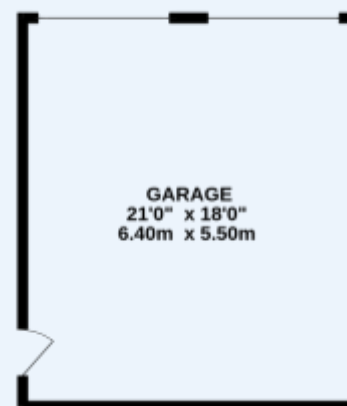
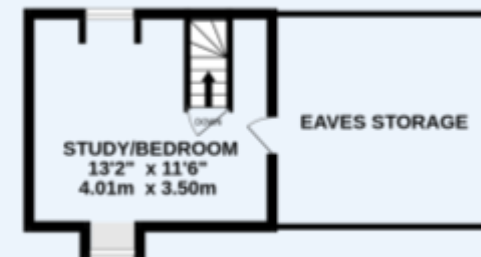
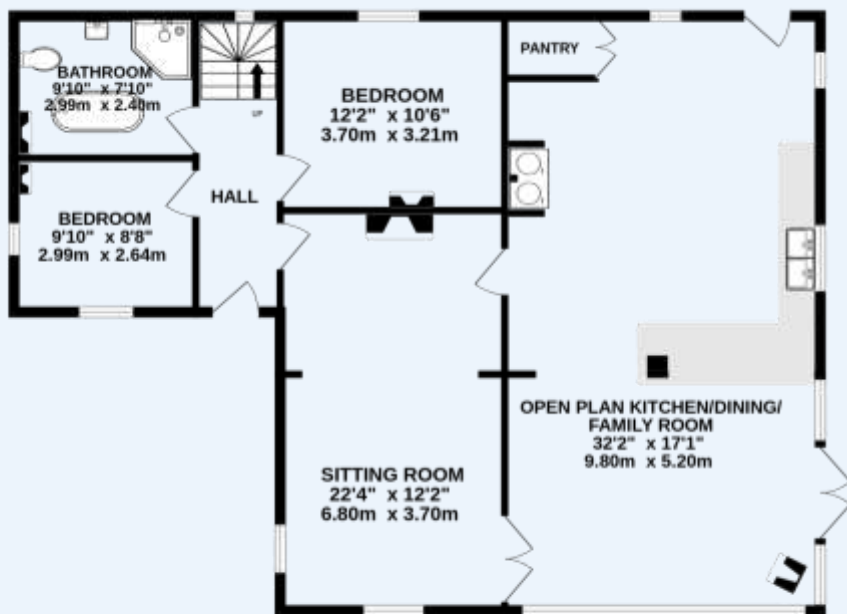
The town of Market Harborough contains a good range of everyday facilities, commercial centre, leisure centre and golf club. The city of Leicester to the north provides a more extensive array of commercial, shopping and leisure facilities. A main line rail service connects with London St Pancras in little under an hour.

Satnav Information

The property's postcode is LE16 9TP, and house name Papillon Lodge.







**Papillon Lodge, Theddingworth Road,
Lubenham, Market Harborough LE16 9TP**

Total approx. internal floor area = 119.8 Sq. M (1,289 Sq. Ft)
 Total approx. floor area Garage = 35.2 Sq. M (379 Sq. Ft)
 Total Approx Gross Floor Area = 155 Sq. M (1,668 Sq. Ft)

Measurements are approximate. Not to scale.
 For illustrative purposes only.

Tenure: Freehold

Local Authority: Harborough District Council

Listed Status: Not Listed

Conservation Area: No

Tree Preservation Orders: Yes

Tax Band: D

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

Broadband delivered to the property: FTTP

Non-standard construction: Believed to be of standard construction

Wayleaves, Rights of Way & Covenants: The Title contains covenants. Copy available on request.

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

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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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