

# 2 The Mews

GREAT BOWDEN HALL, GREAT BOWDEN,  
MARKET HARBOROUGH, LEICESTERSHIRE, LE16 7HP

PRICE:



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This delightful one-bedroom mews cottage, set within the grounds of a converted 18th Georgian residence could be the perfect bolthole or lock up and leave. An exclusive gated community with communal grounds, countryside views, 15-acre shared paddock and direct access to canal towpath, just a stone's throw from Market Harborough town, mainline rail and Great Bowden village.

Grade II Listed Mews Cottage • Open plan living, dining kitchen area • Double bedroom with open countryside views • Ensuite bathroom • Ground floor guest cloakroom • Communal gardens, secret garden • 15-acre shared paddock • Allocated parking space • Within grounds of converted country residence • No upward chain •

#### Accommodation

Take in the architectural splendour of Great Bowden Hall, a mid-18th century Georgian country residence, and the attractive formal grounds, as you sweep through the electric gates and round the driveway to this exclusive gated community.

Step through the glazed front door into an inviting hall where you will spot the handy guest cloakroom. Of note are the newly replaced bespoke front windows and door by Simon Smith. You will notice the height of the ceiling as you come through to the open plan living accommodation, which, along with the natural light flooding through the large bay window, adds to this sense of space in this unique home. Fitted benches flank the bay window providing storage space and the perfect spot to while away the hours gazing out on to the communal gardens and paddock beyond. Open archways lead to the dining room (which could serve as a home office or second bedroom) and kitchen. Both have skylights allowing for further natural light. There is plenty of storage to the fitted units which also include an integrated fridge/freezer, oven, gas hob and space for a washing machine.

The staircase leads up to the large bedroom which enjoys a dual aspect providing views over the communal gardens and shared paddock to one side and open countryside views towards Thorpe Langton and Sutton Bassett to the other side. A fitted double wardrobe provides handy storage, with room for bedroom furniture or desk space to work from home. The ensuite bathroom is fitted with a white suite comprising bath with shower over, pedestal wash hand basin and WC.

#### Outside

Set within the grounds of this handsome country house, you have access to formal, communal gardens, 15 acres of shared paddock (1/15<sup>th</sup>) and a secret garden/dining terrace with access to the canal side towpath. The property also has allocated parking for one vehicle. There are ample visitor parking spaces available.

#### Communal Grounds and Paddock

For period 01/01/2024 – 31/12/2024 a service charge of £1,250 is payable for the upkeep and maintenance of the communal gardens and grounds, and the 15-acre shared paddock.

#### 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 Weltons Deli which has a post office and shop, as well as a café.

Great Bowden Hall



Communal Grounds





**Tenure:** Freehold  
**Land Registry Title number:** LT305258  
**Local Authority:** Harborough District Council  
**Listed Status:** Grade II Listed  
**Conservation Area:** Grand Union Canal Conservation Area  
**Tax Band:** D  
**Services:** The property is offered to the market with all mains services and gas-fired central heating  
**Broadband delivered to the property:** Assumed FTTC  
**Non-standard construction:** Believed to be of standard construction  
**Wayleaves, Rights of Way & Covenants:** Yes  
**Flooding issues in the last 5 years:** None  
**Accessibility:** No accessibility modifications  
**Cladding:** None  
**Planning issues:** None which our clients are aware of

#### Satnav Information

The property's postcode is LE16 7HP , and house number 2.

#### Directional Note

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. Upon parking the property can be found on the far side of the centre radial and sun dial feature.



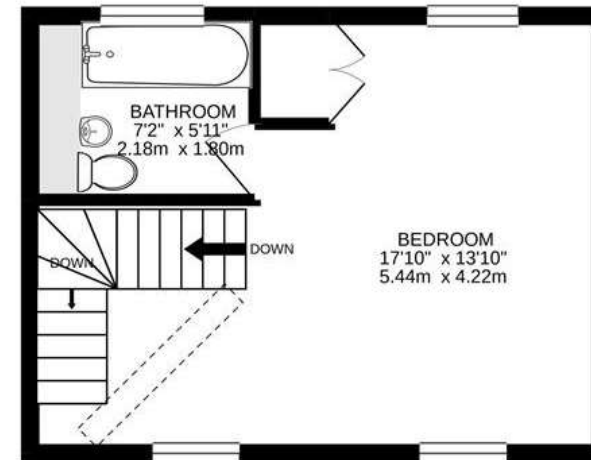
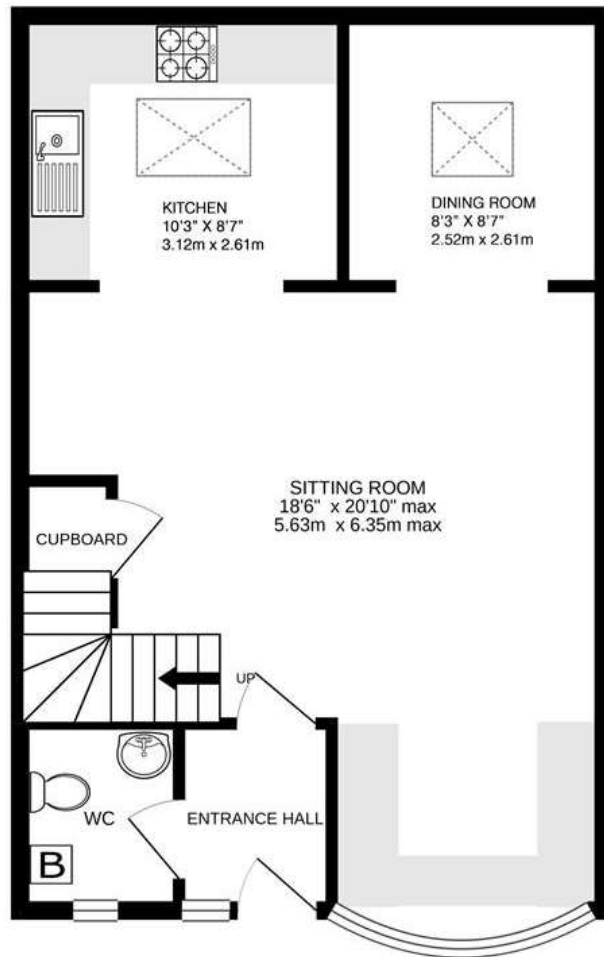




TOTAL FLOOR AREA : 780 sq.ft. (72.5 sq.m.) approx.

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		B5   B
69-80	C		
55-68	D	B5   D	
39-54	E		
21-38	F		
1-20	G		

Boundaries show the property and the 15 acres paddock, which each residence at Great Bowden Hall own a 1/15<sup>th</sup> share of.





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#### Important Notice

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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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