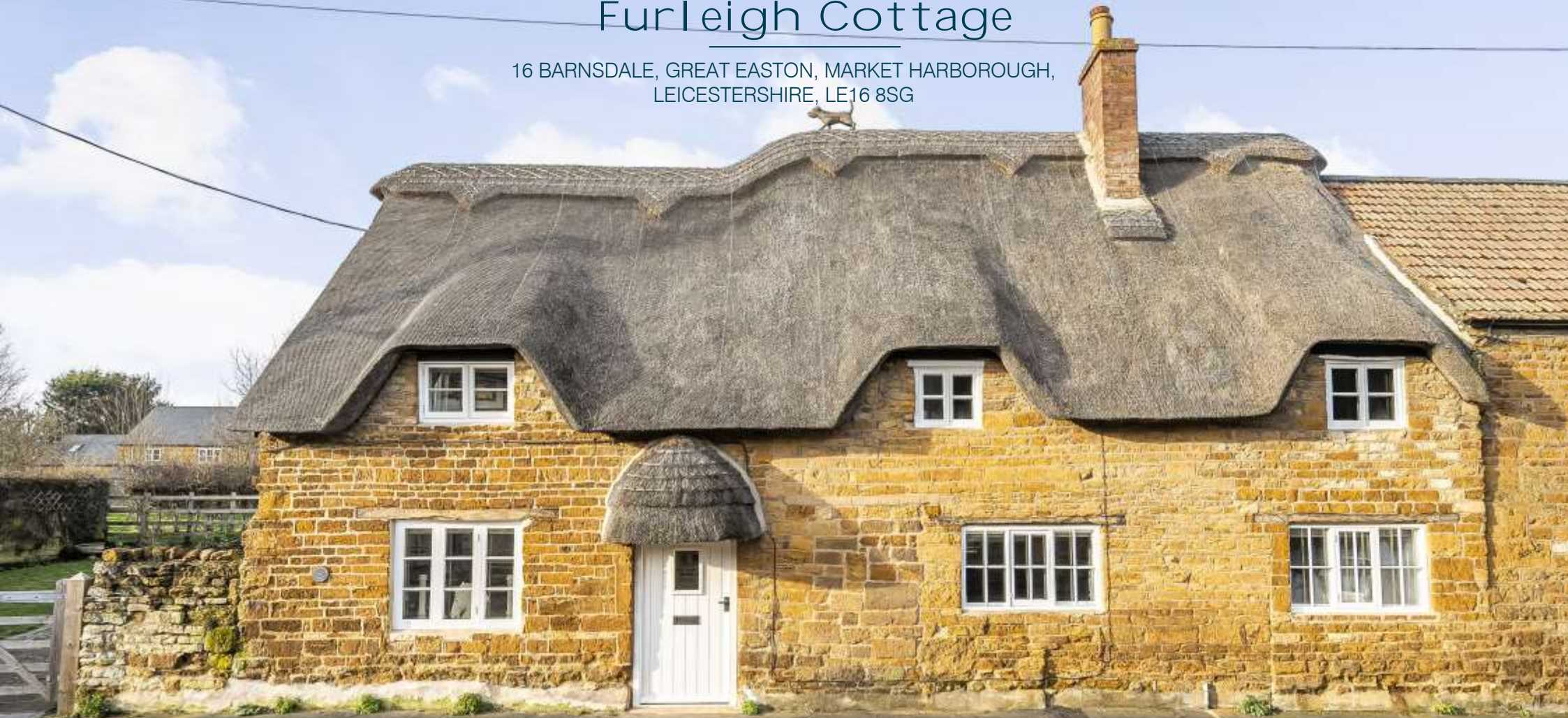


Furleigh Cottage

16 BARNSDALE, GREAT EASTON, MARKET HARBOROUGH,
LEICESTERSHIRE, LE16 8SG



JAMES
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LISTED BUILDINGS

A beautiful three-bedroom Grade II Listed ironstone cottage, which has undergone recent refurbishment located in this thriving Welland Valley village.

Charming Grade II Listed cottage • Wealth of character and period features • Two reception rooms • Refitted kitchen • Downstairs shower room • Two/three bedrooms • Ensuite bathroom • Attractive landscaped gardens • Workshop • Sought after Welland valley village • Recently upgraded and refurbished • Quintessential chocolate box cottage •

Accommodation

Furleigh Cottage has undergone a comprehensive scheme of upgrading in recent years to include a new kitchen and ensuite bathroom, five new windows and a new front door, secondary glazing with K glass to all windows, a new Vaillant boiler, new carpets and flooring, and blinds fitted throughout. In addition, all plumbing and electrics have been updated and in 2023 there was a new straw ridge to the attractive thatch roof.

Enter this charming cottage through the new front door into the entrance hall. To the left is the Sitting room with windows to the front and side elevations, exposed beams and a door leading to the rear lobby. To the right of the entrance hall is the Study with an attractive inglenook fireplace with tiled hearth and further exposed beams. The room is light and airy with windows to the front and back. There is sufficient space for seating as well as an area which would be perfect as a dining area due to its proximity to the kitchen. There is a good-sized storage cupboard which houses the new boiler. Access to the garden is via the rear door.

The recently refitted kitchen is well equipped with an extensive range of striking shaker style eye and base level cabinetry and drawers with worktops over. Recently upgraded integrated appliances include a Smeg dishwasher, Smeg fridge, Electric Smeg cooker with induction hob and a washing machine. The updated kitchen is completed by new laminate flooring.

The rear lobby set off from the sitting room leads into the recently refitted downstairs shower room, which comprises a corner shower enclosure with electric shower and fully tiled walls. There is also a sink in a vanity unit with storage beneath, a low flush WC, tiled floor and a heated chrome towel rail. The stairs lead up to the first floor.

Turn right for the master bedroom, where the vaulted ceiling and exposed beams continue the character and charm. The refitted ensuite bathroom makes good use of the space and includes a panelled bath with shower attachment, pedestal wash hand basin set within a vanity unit with storage and a concealed WC. The second bedroom is generous in size, spanning the depth of the cottage with vaulted ceiling and exposed beams. From here you can access a further bedroom, which could be used as a home office or storage space. Bedrooms one and two benefit from new carpets.





Outside

A block paved driveway to the side of the cottage had new gates installed in 2023 and provides handy off-road parking and leads into the lovely, landscaped gardens that have a quintessential country cottage feel and have been 'dog proofed'. A lawn with attractive raised bedding borders flank the driveway, with landscaped seating areas amidst the flowers which take in village views and the charm of nearby ironstone cottages. A brick outhouse, formerly a wash house, makes use for a workshop.

Location

Great Easton is considered one of the most attractive Welland Valley villages, in highly accessible but unspoilt countryside. The village has a strong community spirit, centred around an active village hall, a parish church, and the coffee shop and home store is a new addition to the village and proving to be very popular. Rectory Farm located in the village has a well-stocked farm shop. Great Easton contains a popular destination public house, The Sun Inn, and a park, handy for those with children. The neighbouring village of Medbourne has a village shop and a post office.

Nearby, the market town of Market Harborough provides a good array of everyday shopping facilities including a market together with a good rail link to London St Pancras.

Excellent schooling is available in nearby at Market Harborough and Brighthurst offers an outstanding primary school, which is within walking distance of Furleigh Cottage.





16 Barnsdale, Great Easton, Leicestershire, LE16 8SG

House Approx Gross Internal Floor Area = 123.6 sq./m – 1330 sq./ft

Workshop Approx Gross Internal Floor Area = 14.4 sq./m – 155 sq./ft

Total Approx Gross Internal Floor Area = 138.0 sq./m – 1485 sq./ft

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



Tenure: Freehold.

Local Authority: Harborough District Council.

Listed Status: Grade II Listed. Listing number: 1061632.

Conservation Area: Great Easton.

Tree Preservation Orders: Any trees at the property would be subject to a TCA (Tree in a Conservation Area).

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, with a thatched roof.

Wayleaves, Rights of Way & Covenants: Occupants of 14, Barnsdale have a right of access across the rear of Furleigh Cottage to the roadway. There is a wayleave in respect of National Grid.

Flooding issues in the last 5 years: None

Accessibility: Two storey dwelling. No accessibility modifications

Cladding: None

Planning issues:

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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