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The Green

WESTON BY WELLAND, MARKET HARBOROUGH





This beautiful and striking Grade II Listed ironstone country home is one of the homes you remember most as you pass through this charming Welland Valley village. With projecting stone mullion bays this fine family home has been refurbished by the current owners to exacting standards and offers a simply stunning blend of character features, high quality fittings, contemporary styling and a fully fitted annex. Situated in a small and un-spoilt rural village nestled on the Leicestershire/Northamptonshire border, it is offered with the agents' highest recommendations.

Grade II Listed ironstone country house • Fully refurbished to exacting standards • Plain English kitchen • Three reception rooms with stone mullion windows • Gym • Master bedroom with dressing room & ensuite • Two further bedrooms & Study • Stunning family bathroom • Fully renovated self-contained annex with two reception rooms, kitchen, bedroom & ensuite • Rear gardens • Total plot approx. 0.29 acres • Stunning Welland Valley village • No upward chain

Accommodation

This beautifully renovated property is entered via the rear into a reception hall which is spacious and light and has a glazed door and windows overlooking the rear courtyard, and beautiful, exposed stone and brick walls. Steps down lead further into the reception hall where the sitting room can be accessed. Tucked off the reception hall is a cloakroom with a low flush WC and wash hand basin. A utility/boot room with bespoke built-in shelving and cupboards, shoe racks, cabinets housing the washing machine and tumble dryer, and further storage cupboard.

Brick steps lead up to bedroom two, which makes an ideal guest suite, as it is independent of the other bedroom accommodation. It has windows to the side and rear elevation. Filled with charm and character, it has a wonderful, vaulted ceiling with exposed beams, a built-in wardrobe and benefits from an ensuite shower room. Equipped with a double shower enclosure with a rainforest shower head, a low flush WC, a wash hand basin with mirror over with a built-in demister pad and a heated chrome towel rail.

This home boasts three good-sized reception rooms which all sit to the front of the property, with stone mullion windows creating a wonderful focal point to each. The sitting room is the largest of the three, situated in the middle, and has a superb stone Inglenook fireplace with a log burner set within. The original front door is situated to the front elevation. This room is completed with exposed beams and a door to the family room. The family room has a beautiful window seat with cupboards beneath, there is a contemporary media wall with oak tops. The dining room to the other end is linked via the sitting room and kitchen and has a log burner set within a chimney breast with an Oak Bessemer beamed mantle and a slate hearth. There is a bespoke built-in drinks cabinet with an Oak worktop complementing the fireplace mantle.

From the dining room steps lead up to the dining kitchen which has windows to both the side and rear elevation. The kitchen cabinetry is by world renowned Plain English, known for their quality craftsmanship and meticulously produced kitchen cabinetry. The kitchen boasts an excellent range of bespoke handmade and hand painted eye and base level units and soft closing drawers with stunning oak worktops over. Integrated appliances include a high-quality Fisher and Paykel fridge freezer, a Neff dishwasher, two Neff ovens, and a Neff hob. There are bin drawers, double butler sinks expertly set within the oak worktop. For every chef's dream there is a pantry furnishing a cold slab and larder shelving. The kitchen is completed by a door to the reception hall and underfloor heating.

A return staircase from the sitting room rises to the first-floor half landing with built-in shelving and a cupboard. The family bathroom has a window to the rear elevation with a beautiful window seat, a freestanding contemporary bath which takes centre stage in the room, twin Minerva stone sinks with twin sets of matching drawers below, mirror with built-in demister pad with lights above, a double shower cubicle with recessed shelving and a rainforest shower head, built-in cupboard, and an electronically heated tiled floor.





From the half landing is access to the master bedroom suite which has a stone mullion window to the front elevation, a truly amazing stone wall with a stone fireplace creating a wonderful focal point. There is a further window to the rear elevation and exposed beams. The dressing room has a stone mullion window to the front elevation and a fantastic range of Hammonds wardrobes with pull out shoe drawers, clothes drawers, and hanging space with storage above. A luxury ensuite has a window to the side elevation, a low flush WC, twin wash hand basins with cupboards under, wall mounted toothbrush charging sockets, a double shower enclosure with a rainforest shower head and personal shower head, and heated chrome towel rail. Quality sanitaryware is a combination of Villeroy and Boch and Burlington throughout. There is underfloor heating, and Italian marble tiling to the walls and floor.

Bedroom three has a stone mullion bay window to the front elevation, a feature exposed stone wall with a stone fireplace, built in wardrobes and stripped floorboards. A return staircase from the half landing with feature exposed beams leads to the second floor and gives access to fantastic attic space with a vaulted ceiling and exposed beams. This is thought suitable for conversion subject to the necessary planning consents. Bedroom five has a window to the side affording rolling countryside views, there are also built-in wardrobes with shelving. Completing the second floor is an office, with an excellent range of bespoke-fitted office furniture comprising a built-in desk, cupboards and drawers with Oak tops, a window to the rear elevation, and housing for a media wall, if required.

Outside

The property is accessed via the side of the property leading into a private gravelled driveway providing car standing for several vehicles. A gym is accessed via bifold doors and has exposed brick walls and spotlights.

There is beautiful rear courtyard seating and patio areas, and steps lead up to the rear garden where there is a further terraced area also accessed from the annex. Further steps lead up to large southwest facing gardens with walled boundaries, and a large decked entertaining area with fantastic countryside views.

Location

A picturesque village, Weston by Welland lies on the Northamptonshire border with Leicestershire in the heart of the Welland Valley, amongst glorious rolling countryside, with a fine stone Parish Church and a popular public house The Wheel and Compass. The village lies approximately 4.3 miles from the historic, charming and vibrant market town of Market Harborough, which has a variety of independent shops, boutiques, hotel and restaurants. There is also a mainline rail link to London St. Pancras International which may be reached in just under an hour.

The nearby village of Medbourne offers recreational a general store/Post Office and the recently renovated Nevill Arms, a highly rated coaching inn, restaurant and hotel. Medbourne also has a Sports and Social Club offering an array of sports including football, cricket, tennis, lawn bowls and skittles. Renowned facilities in the area include Rutland Water set to the north, between Uppingham and Oakham. This provides excellent sailing and fishing facilities together with scenic walks and the Rutland Water Cycle Route.

There are a number of well-known and highly regarded primary and secondary schools, both in the state and private sector within an acceptable drive of the village. Those of particular note are Church Langton, Uppingham, Oakham and Stamford, whilst secondary education is available at Market Harborough, Uppingham, Oakham, Stamford, Oundle and Leicester.

Communications in the area are excellent with the A47 connecting Leicester and Peterborough to the north, whilst to the east lies the A6003 providing good road access to the town of Kettering where a further main line rail service connects to London St Pancras in less than one hour. International air travel is available at East Midlands Airport, Birmingham, Stansted and Luton.









The Annex

The Annex

The annex sits across the courtyard from the property.

The reception hall has a return staircase to the first floor, which has a WC off with a low flush WC, contemporary Terrazzo wash hand basin, panelled and herringbone flooring. Steps lead up to the living area with the kitchen beyond. French doors and windows are to the rear, a picture window and door are to the front and there is a striking media wall with a feature electric fire inset.

The fantastic contemporary kitchen has a good range of eye and base level units and soft closing drawers, Bosch microwave, Bosch oven, Zanussi hob and hood, Bosch dishwasher. The worktops are quartz and there is an undermounted sink inset. There is also a quartz breakfast bar for casual dining. Stone steps lead up to the French doors to the outside entertaining area.

There is a double bedroom with freestanding wardrobes (included), ensuite shower room with a low flush WC, wash hand basin with drawers under, double shower enclosure with marble tiling, a rainforest shower head and personal shower head, radiator with towel rail, panelled and tiled walls and a marble tiled floor.

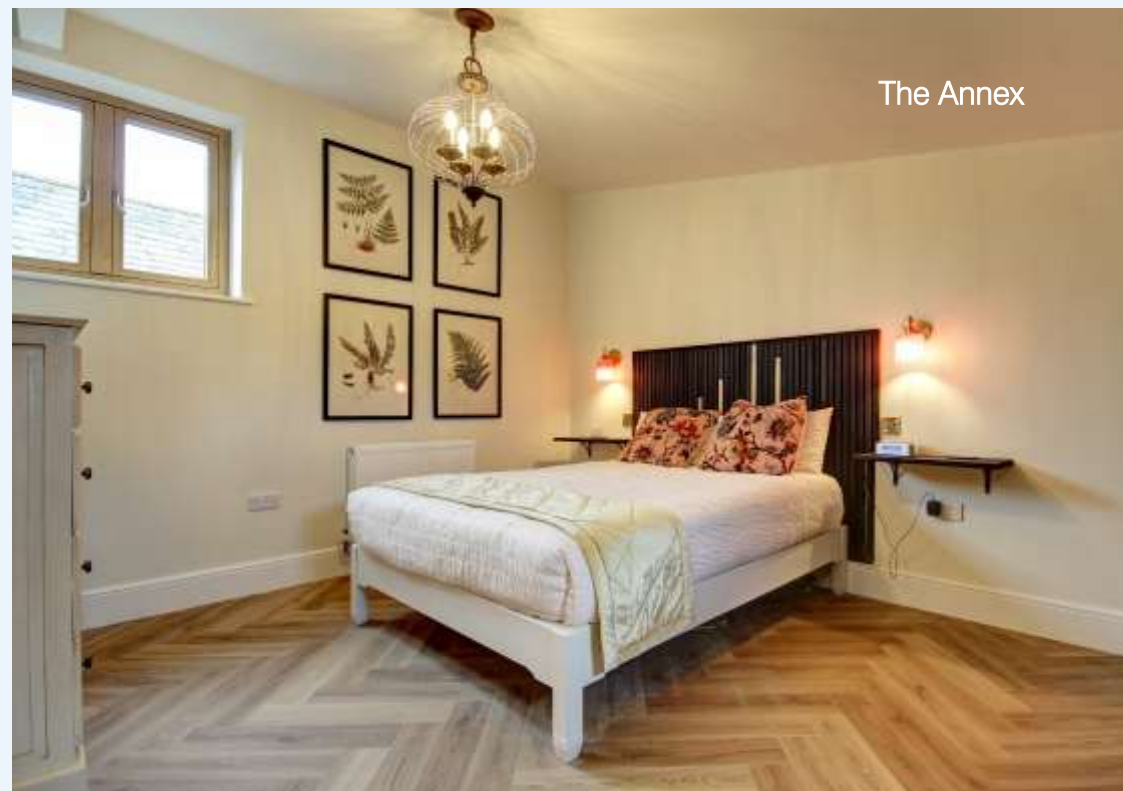
There is also a brand-new electric boiler in the annex.



The Annex



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The Annex





Tenure: Freehold

Local Authority: North Northamptonshire Council

Listed Status: Grade II Listed. Listing entry number: 1372378

Built: 1650

Conservation Area: Yes. Weston By Welland

Tax Band: G

Services: The property is offered to the market with all mains services and oil-fired central heating to the main house. The annex is heated by electric.

Broadband delivered to the property: FTTP

Non-standard construction: Believed to be of standard construction for its age

Wayleaves, Rights of Way, Easements & Covenants: Yes

Flooding issues in the last 5 years: None

Accessibility: Dwelling over three floors. Annex over two floors. No modifications

Planning issues: None which our clients are aware of

Satnav Information

The property's postcode is LE16 8HS, and house number 8

The Green, Weston By Welland, Market Harborough, LE16

Approximate Area = 3784 sq ft / 325.1 sq m

Annexe = 846 sq ft / 78.5 sq m

Total = 4630 sq ft / 430 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for James Bellicks Estate Agents. REF: 1234894

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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.



*Red boundary is for indicative purposes only.



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