

The Old Chapel

HALLATON, MARKET HARBOROUGH



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LISTED BUILDINGS

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*A breathtaking fusion of heritage
charm and contemporary living in
the heart of the Welland Valley*



Nestled discreetly just off Hallaton's iconic village green and Buttercross, this exquisitely restored Grade II Listed former Congregational and Baptist Chapel represents a rare opportunity to own a piece of history, transformed into a truly exceptional family home. Painstakingly upgraded to an exacting standard, the property masterfully blends the period features with the ease and comfort of modern living.

Grade II Listed former chapel extended & significantly renovated • Wealth of original features painstakingly restored • Simply stunning open plan reception room with minstrel's gallery above • Spacious kitchen, utility & breakfast room • Second reception room • Mezzanine study area • Master bedroom suite with dressing area & ensuite bathroom • Four further double bedrooms • Two ensembles & Bathroom • Extensive gravelled driveway behind double electric gates • Stunning, mature landscaped gardens • Delightful courtyard with immaculate box parterre hedging • Prime Welland Valley village

Accommodation

From the moment you arrive, the original wooden double doors, with their striking arched stained and leaded glass window above set the tone for what is on offer in this beautiful village home. A light-filled reception hall, where windows on all elevations illuminate exposed brick walls and a magnificent stone fireplace is home to a cast iron log burner. Throughout the property, underfloor heating ensures warmth, even in the original chapel, which proudly retains its heritage with original pews and tiled floors.

The oak staircase winds up to the original minstrel's gallery, where the working chapel clock still presides over the front façade. This gallery offers breathtaking views across the village and surrounding countryside and is the perfect vantage point to witness Hallaton's famous Bottle Kicking tradition each Easter Monday.

A charming side entrance, accessed through a part-glazed stable door, opens to a hallway with exposed brick flooring. Off this, a stylish cloakroom boasts a Burlington wash basin, low flush WC, and characterful brick flooring. The adjacent utility room features practical cabinetry, a ceramic sink, Worcester boiler, and brick floor, all thoughtfully designed for daily life.

The cosy breakfast room is rich in rustic charm, with a built-in dresser, granite worktops, a quaint corner pew, and a window overlooking the private courtyard. Steps descend to the heart of the home: a spacious, handcrafted kitchen. With views across the rear garden and driveway, the kitchen offers an extensive range of solid wood cabinetry, granite countertops, and premium appliances—including a Neff hob and double oven, a Bosch integrated dishwasher, and a Franke sink. A central island with an oak worktop provides casual dining space, while a brick chimney breast awaits a range-style cooker to complete the period feel.

An inviting inner lobby serves as a central link within the home, with a staircase rising to the master suite above with an understairs cupboard underneath. Natural light pours in through a door and windows overlooking the charming front courtyard, while a secondary door opens out to the rear of the property. Adjacent to this space, a bespoke bar area adds a touch of luxury, complete with an elegant oak worktop, integrated fridge and freezer, and warm oak flooring, perfect for entertaining or quiet evenings in.





The sitting room is light-filled and designed to enjoy the garden beyond. Solid wood bifold doors open westward onto a sun-soaked terrace, offering seamless indoor-outdoor living and idyllic views across the beautifully landscaped grounds. Two additional windows frame the front courtyard, while rich oak flooring adds to the welcoming space.

From the inner lobby, a staircase ascends to the master suite, featuring floor-to-ceiling glazing with garden views, panelled walls, and a leaded internal window. A dressing room with Velux window flows into a stunning ensuite bathroom, complete with a roll-top freestanding bath, separate shower, and elegant Heritage fittings set against panelled walls and a tiled floor.

The first-floor galleried landing provides access to four further bedrooms, each with its own charm. Bedrooms two and three enjoy ensuite bathrooms and generous proportions, while bedrooms four and five, located within the original chapel structure, feature exposed brickwork, sash windows, and cast-iron radiators.

Outside

Accessed via double electric wooden gates, the gravelled driveway offers ample parking and space for a potential oak-framed garage (subject to planning). There is also access to an EV charging point and outside power sockets.

The beautifully landscaped, southwest-facing garden ensures privacy, enclosed by mature hedges and brimming with perennial borders. A York stone terrace provides the perfect setting for al fresco dining beside a tranquil carp pond, while an original wooden summerhouse and chicken coop add to the rural idyll. To the front, a gated courtyard with wrought iron fencing opens onto a further courtyard adorned with immaculate box parterre hedging and morning sunlit seating areas.





Location

The picturesque village of Hallaton is surrounded by some of southeast Leicestershire's most attractive open countryside within the renowned Welland Valley area, located some 16 miles south east of the city of Leicester and 8 miles north east of the thriving town of Market Harborough. The village has a range of local amenities including two public houses, tea rooms, a reputable primary school, fine parish church, village hall, recreational facilities including a children's play area, tennis courts, rugby, cricket and football pitches and a club house.

The nearby town of Market Harborough has excellent shopping and supermarket facilities, and there are mainline rail services to London St Pancras which takes about an hour. There is an excellent choice of schools including Uppingham Community College, and private schooling at Oakham, Uppingham, Stamford, Leicester Grammar and Stoneygate Preparatory School located in Great Glen.

Tenure: Freehold

Local Authority: Harborough District Council

Tax Band: F **Listed Status:** Grade II Listed. Listing number 1061677

Conservation Area: Yes – Hallaton Conservation Area

Services: The property is offered to the market with all mains water & drainage and gas central heating

Broadband delivered to the property: FFTC

Construction: Believed to be of standard constructed

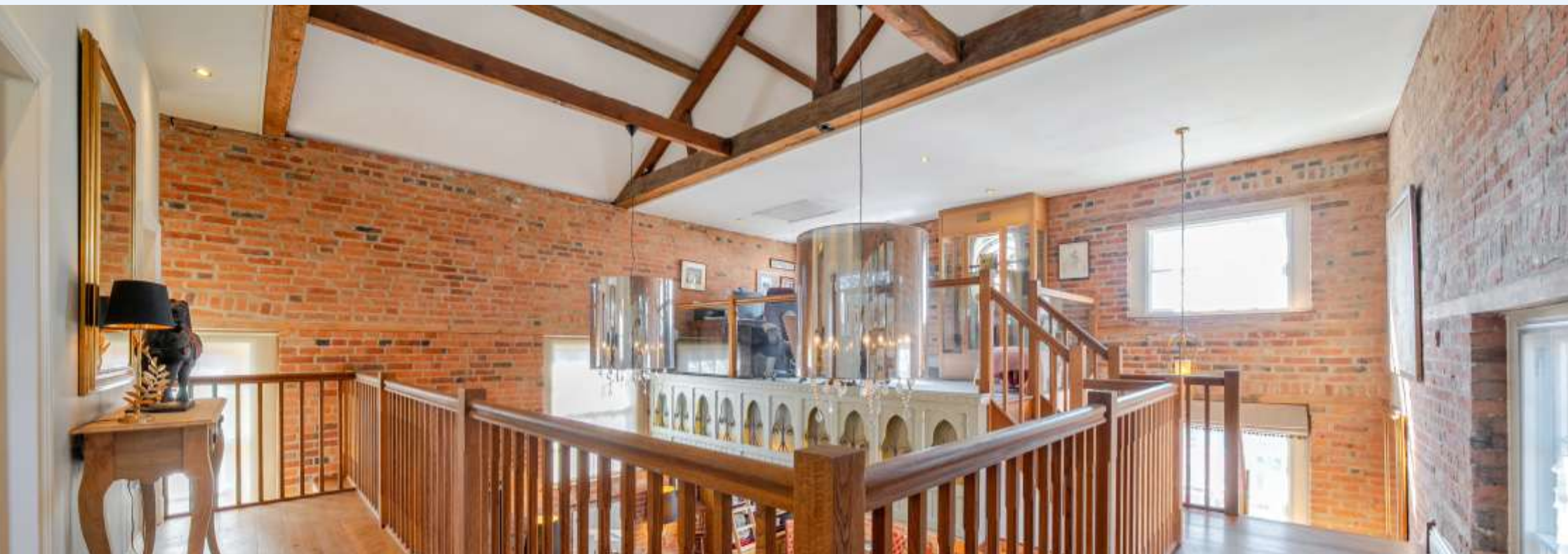
Wayleaves, Rights of Way, Easements & Covenants: Yes

Flooding issues in the last 5 years: No

Driveway: The property is approached via a shared private driveway. Any upkeep and repairs to the shared driveway are shared equally by all properties which use it.

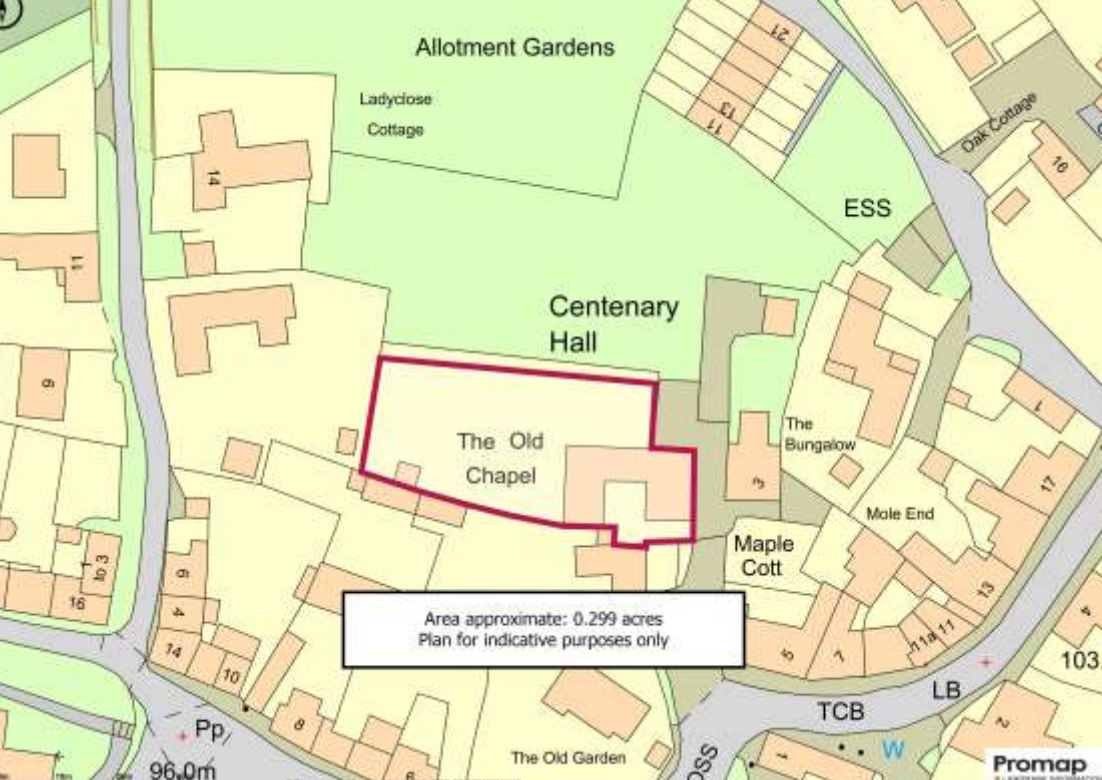
Accessibility: Two storey dwelling. No modifications

Satnav Information: The property's postcode is LE16 8UD, and house name The Old Chapel.









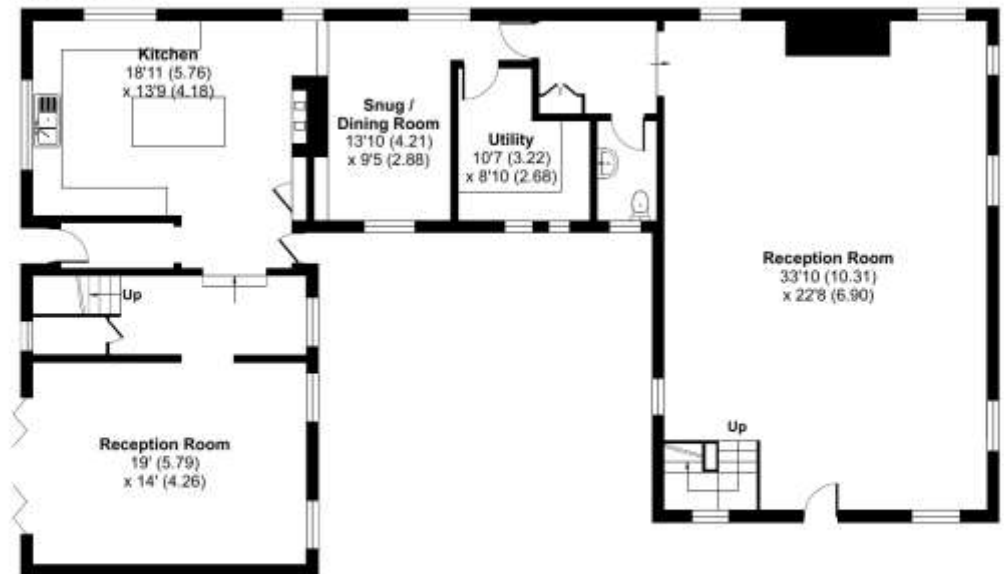
The Old Chapel, Hallaton, Market Harborough, LE16

Approximate Area = 3377 sq ft / 313.7 sq m (excludes gallery)

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richwcom 2025. Produced for James Sellicks Estate Agents. REF: 1254537



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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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