

The Old Rectory

STOKE ALBANY, MARKET HARBOROUGH



JAMES
SELICKS





Positioned in the centre of its glorious plot, a handsome former Rectory having been meticulously cared for by the current owners over the past 18 years, set just off the Village Green overlooking the parish Church of St Botolph.

This elegant and imposing home constructed mainly in limestone mullions and bays under a slate roof boasts accommodation including a magnificent reception hall, two fine reception rooms, a snug, a dining kitchen and six bedrooms over three floors, all retaining a wealth of original features, charm and character including ornate ceiling covings, high quality bespoke radiator covers with brass inserts, dado rails and tall skirting boards.

The house is approached via its own sweeping driveway and is surrounded by stunning grounds, a unique feature with both south and west-facing lawns, a coach house, garaging and further outbuildings enjoying privacy to all sides.

Stone porch • reception hall • drawing room • dining room • snug • dining kitchen • six bedrooms • two en-suites and a family bathroom • sweeping driveway • turning circle • coach house (garaging/storage) • further hard standing (thought suitable for further garaging STPP) • stone garage/games room • log store • glorious grounds • south and west facing laws • sunken garden • shed • patio entertaining areas •

Accommodation

The well laid out ground floor accommodation is entered via steps up to a stone porch and an original solid oak front door into an entrance lobby with flagstone flooring and double doors leading to the spacious and welcoming reception hall, boasting a fine Geo II period chimney piece with a marble insert and hearth, and a gas living flame effect fire, solid parquet American oak flooring and a grand pine return staircase to the first floor. The cosy snug has a feature wooden fireplace with a marble insert and hearth and an open fire, original ornate coving, built-in shelving and cupboards, and original glazed French doors leading onto the west-facing lawn, enjoying the evening sunsets.

The handsome drawing room has a bay window to the west, a beautiful George III wooden fireplace with a marble inset and hearth and open fire, built-in shelving with cupboards beneath, oak flooring and French doors onto the south elevation. The dining room has solid parquet American oak flooring, a bay window to the rear elevation, original coving, an original Victorian marble fireplace with an inset gas living flame effect fire with built-in shelving and cupboards either side. A rear lobby with built-in cupboards, and tiled flooring leads to a useful cloakroom providing a two-piece suite.

The dining kitchen has inset ceiling spotlights and Jerusalem flagstone flooring throughout, and a door and windows to the side elevation looking towards the coach house and fields beyond. The kitchen area boasts an extensive range of eye and base level units and drawers, under unit lighting, ample quartz preparation surfaces, a double ceramic Butler's sink, a four-oven Aga and integrated appliances including a fridge and a freezer, and dishwasher; a matching island unit with further units and feature pendant lights above houses an induction hob and provides breakfast bar space. The dining area has a vaulted ceiling, built-in cupboards and drawers, windows to the side elevation, and overlooking the rear lawns, and French doors leading onto the patio entertaining area. A full height utility cupboard with tiled flooring provides space and plumbing for an automatic washing machine and stacking tumble dryer above, further cupboards, drawers and a boiler cupboard housing the boiler.

The spacious and elegant first floor galleried landing has a large window affording beautiful light and overlooking the sweeping driveway and houses a useful WC with a two piece suite. The principal bedroom is bright and serene, with a deep bay window overlooking the gardens, a range of built-in wardrobes with cupboards over and an en-suite with a window and shutter, a double shower cubicle, wash hand basin with cupboard under and an enclosed WC, a heated chrome towel rail, marble tiled floor and vanity tops.





Bedroom two has a square bay window to the rear, two built-in wardrobes and an en-suite with a large, glazed shower enclosure, a wash hand basin set within a marble vanity top with drawers and storage and an enclosed WC, a heated towel rail, marble tiled walls and floor. There are three further bedrooms and an inner corridor with window to the side housing the airing cupboard provides access to the large family bathroom, with a window and shutter, inset ceiling spotlights and a four piece suite comprising a wash hand basin set into a marble vanity top with cupboards and drawers beneath and a mirror above, an enclosed WC, a double shower enclosure with marble walls, and a Carronite panelled bath with central taps, adjacent to an airing cupboard To the second floor is a further large bedroom, flooded with natural light by virtue of a dormer window and Velux rooflights, providing access to loft storage.

Outside

The house is approached via a five-bar gate and a sweeping gravelled driveway to a turning circle. An original coach house (currently used as garaging and a wine store with a hayloft above offering generous storage and a garden store) and further hard standing thought suitable for further garaging if required (subject to the necessary planning consents). Further outbuildings include a stone built garage and games room, and a log store.

The Old Rectory's grounds are truly impressive, with formal wraparound lawns facing south and west, flanked by stone walls and mature hedging. There is a splendid sunken garden with mature beds, a gardener's shed, paved patios and pathways creating entertaining space, all providing an idyllic setting with a high degree of privacy.

Location

The village of Stoke Albany lies on the borders of Northamptonshire and Leicestershire and offers a public house with restaurant and a children's playground, whilst the nearby village of Wilbarston provides further amenities including a post office, shop and school.

Communications in the area are excellent, particularly the market town of Market Harborough which is in easy reach and has an array of shopping facilities, whilst the city of Leicester lying to the north provides a more extensive range of commercial, shopping and accommodation options. The A14 dual carriageway, set some 5 miles to the south, provides road access both east and west, while the A47 trunk road to the north connects the cities of Leicester and Peterborough. A main line rail service is available from Market Harborough, Corby and Kettering which connect with London St Pancras in approximately one hour.

Recreational facilities in the area are excellent with Rutland Water set to the north between Uppingham and Oakham, providing sailing and fishing with scenic walks and the Rutland Water cycle route. Education options nearby are renowned, with primary schooling available in Wilbarston, preparatory available at Spratton Hall and Stoneysgate and secondary at Oakham, Uppingham, Oundle and Leicester Grammar.

Tenure: Freehold

Local Authority: North Northamptonshire Council

Tax Band: H

Listed Status: Not Listed.

Conservation Area: Stoke Albany.

Services: Offered to the market with all mains services and gas central heating.

Broadband delivered to the property: FTTP

Non-standard construction: Believed to be Standard.

Wayleaves, Rights of Way & Covenants: Yes

Flooding issues in the last 5 years: None. Flood Risk indicates a very low chance of flooding

Accessibility: Three-storey property, no accessibility modifications made. Steps up to the front door with handrails.







The Old Rectory, Stoke Albany, Market Harborough LE16

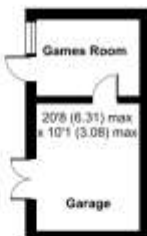
Approximate Area = 3992 sq ft / 370.8 sq m
 Garage = 261 sq ft / 24.2 sq m
 Outbuildings = 320 sq ft / 29.7 sq m
 Total = 4573 sq ft / 424.7 sq m
 For identification only - Not to scale



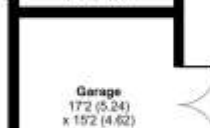
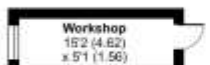
SECOND FLOOR



FIRST FLOOR



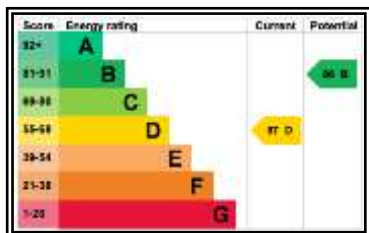
OUTBUILDING 3



COACH HOUSE / GARAGE



GROUND FLOOR



The Coach House







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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.

