

THE SHIELING

HALLATON ROAD, MEDBOURNE
LEICESTERSHIRE

JAMES
SELICKS





The Shieling appears from the front to be a quintessential “chocolate box” cottage but is so much more. The idyllic and unique setting in the heart of this vibrant East Leicestershire village is backdrop to a stunning, fully refurbished three-storey detached stone home, beautifully presented and seamlessly blending charming period features with high specification modern comforts, perfectly positioned to enjoy village life at its best.

Stunning kitchen • oak-framed garden room • four bedrooms • family bathroom • one en-suite • study/playroom • sitting room • dining area • porch • cloakroom • utility • driveway • beautifully landscaped gardens • EPC – D

Accommodation

An open plan reception room provides a versatile living space. To one side, a sitting room enjoying a wealth of natural light with windows to the front and side elevations, a charming leaded internal window, exposed beams and a cast iron Chesney log burner set on a slate hearth with oak mantel. To the other side, a dining area boasts front and side aspect windows, exposed beams and a striking Inglenook-style open fireplace; Stairs rise from here to the first floor. A play room offers a separate space, with exposed beams, a rear-facing window, oak flooring and full height built-in storage including housing for the new wall-mounted Ideal boiler.

The kitchen is truly stunning, with exposed beams, oak flooring with underfloor heating and inset ceiling spotlights throughout. This is blended with contemporary eye and base level units and drawers, a double sink, Quooker boiling water tap and integrated Siemens appliances including two ovens, a warming drawer, microwave oven, dishwasher, two fridges and a freezer. A large island unit with feature pendant lighting above provides a breakfast bar space, further storage and houses a wine cooler and a five-ring Siemens induction hob with a downdraft extractor. Open plan living is a key feature of the property. The kitchen flows into a magnificent oak-framed garden room with a vaulted ceiling, offering delightful garden and church views with two sets of double doors leading onto the patio area, ideal for relaxed entertaining. A sleek utility room provides further units, sink, space and plumbing for a washing machine and tumble dryer and access to a useful ground floor cloakroom with a WC and hand basin.

A landing with exposed beams and a front-facing window leads to an inner hallway with access to a staircase to the second floor. The master bedroom overlooks the picturesque 13th Century Packhorse Bridge and features exposed original beams, part-panelled walls, and an extensive range of fitted wardrobes. Bedrooms two and three both have exposed beams, and built-in wardrobes. The contemporary family bathroom includes a tiled bath, a wet-room style shower, wash hand basin, WC, a full-height chrome towel rail, and underfloor heated tiled flooring.

The second floor hosts spacious bedroom four, featuring a vaulted ceiling with exposed beams, three Velux windows, a panelled feature wall and inset spotlights. A luxury en-suite includes Roca sanitary ware, a wash hand basin, WC, wet room-style shower, column radiator, part tiled walls, and tiled flooring with underfloor heating.

Outside

The property enjoys a private gravelled driveway behind a traditional five-bar gate, providing ample off-road parking. The beautifully landscaped gardens wrap around the front and side of the cottage and are mainly laid to lawn with well-stocked borders and mature planting. A large Indian sandstone paved patio area offers the perfect space for outdoor entertaining, complemented by a great-sized shed and a log store. The property is situated in the heart of this iconic Leicestershire village, and benefits from the most spectacular setting.





Location

Medbourne is, by many, considered to be one of the most sought after south east Leicestershire villages, offering the popular Nevill Arms public house, restaurant & tea rooms, a village store and post office, active church and renowned sporting facilities with playing fields, tennis courts, a cricket ground and club house.

A wider range of amenities can be found in the market towns of Uppingham and Market Harborough, both approximately seven miles distant, providing an extensive range of shopping and leisure conveniences. Market Harborough also boasts a mainline rail link to London St Pancras within one hour.

Tenure: Freehold.

Listed Status: Grade II

Conservation Area: Medbourne

Local Authority: Harborough District Council

Tax Band: F

Services: Offered to the market with Gas Central heating

Broadband delivered to the property: Fibre, 300mbps

Construction: Believed to be standard

Wayleaves, Rights of Way, Easements & Covenants: None

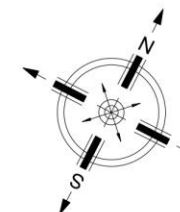
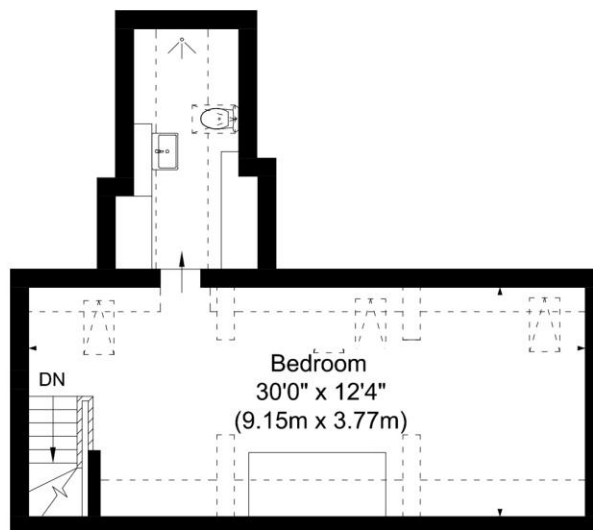
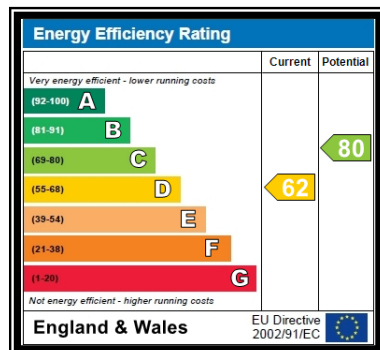
Accessibility: Three-storey property, no accessibility modifications made.



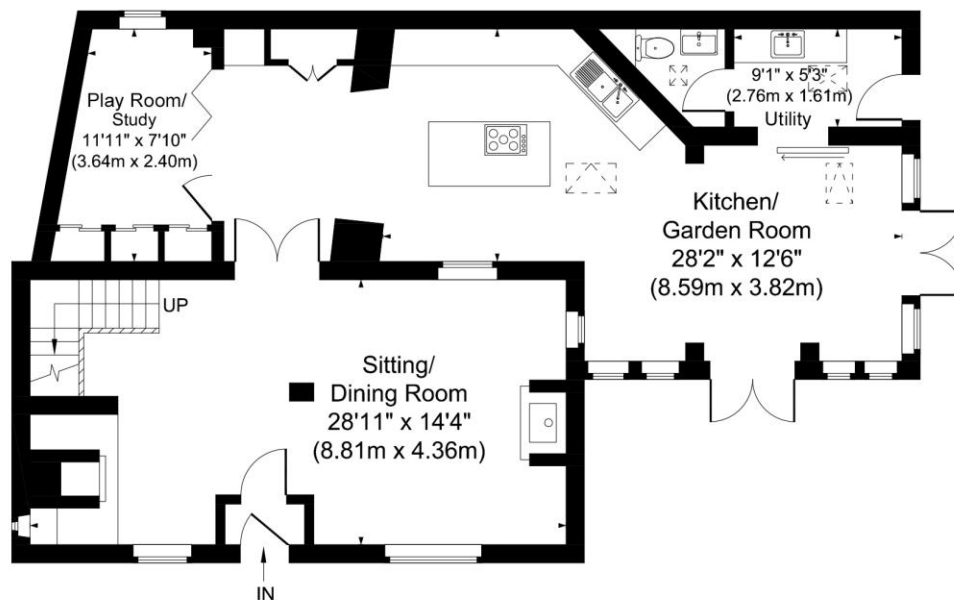




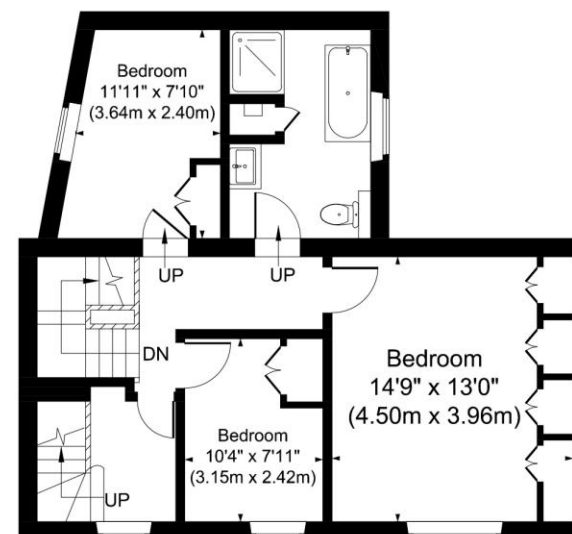
The Shieling, Medbourne
Approximate Gross Internal Area = 202 sq.m / 2171 sq.ft



Second Floor



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

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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.

