



JAMES  
SELICKS

## Three Farthings

MEDBOURNE ROAD, HALLATON







Nestled in the centre of one of the Welland Valley's most desirable villages, this impressive five-bedroom detached home occupies a generous 0.52-acre plot and offers stunning countryside views. Beautifully maintained by the current owners, the property is in excellent condition but also presents exciting potential for remodelling or extension, subject to the necessary planning consents.

Detached 5-bedroom home on a 0.52-acre plot in a prime Welland Valley village • Immaculate condition with scope for extension (STPP) • Impressive five bedroom home • Spacious sitting room with countryside views and feature fireplace • Modern family bathroom with quality fittings • Four first-floor bedrooms, including ensuite principal with dressing room • Stylish kitchen with granite worktops, STOVES range, and breakfast bar • Bright conservatory with French doors to patio and garden • Lower-level bedroom with en-suite plus fully fitted home office • Utility room & integral double garage with Worcester boiler • Large landscaped gardens with lawn and mature borders •

#### Accommodation

The welcoming entrance hall, accessed via a wooden glazed door, leads into the principal reception areas. The elegant sitting room features ceiling coving, dual-aspect windows providing wonderful natural light and countryside views, and a charming feature fireplace with a gas flame-effect fire.

A central corridor houses a cloak cupboard and airing cupboard and leads to the stylish family bathroom, which is fitted with high-quality Duravit and Geberit sanitary ware. There is a low-level WC, washbasin set into a vanity unit, tiled bath with rainforest shower and handheld attachment, heated chrome towel rail, and fully tiled walls and floor.

Bedrooms three and four are both generous double rooms with front-facing windows and fitted wardrobes. Bedroom two, located to the rear of the property, benefits from an en-suite shower room comprising a double shower cubicle, WC, and vanity basin, with fully tiled finishes.

The principal bedroom is a spacious and private retreat with countryside views, ceiling coving, and a fully fitted dressing room, complete with built-in wardrobes, drawers, and a dressing table. The en-suite bathroom includes a low-level WC, washbasin with storage, and a large double shower.

The heart of the home is the superb breakfast kitchen, fitted with a wide range of shaker-style units, granite worktops, and integrated features including a STOVES seven-ring range cooker with stainless steel extractor, 1¼ under-mounted sink, American-style fridge freezer with flanking pantry cupboards, built-in fridge, wine rack, and a breakfast bar. The tiled floor continues through to the adjoining conservatory, which enjoys garden views and offers two sets of French doors opening onto the rear patio.

From the kitchen, stairs lead down to a practical utility room with a stainless-steel sink and pantry cupboard, while a separate, fully fitted study with bespoke built-in desks, drawers, and cabinets provides an ideal home office space.

Bedroom five is also located on the lower level and features a side-facing window, ceiling coving, and a modern en-suite with a double shower cubicle, WC, vanity basin, chrome heated towel rail, and spotlights. This level includes a large storage cupboard and internal access to the double garage, which is fitted with twin up-and-over doors, lighting, power, and houses the Worcester boiler.







### Outside

The property is surrounded by beautifully maintained gardens with a large patio area, mature planting, and extensive lawn. The generous plot and village location make this a rare opportunity for families seeking space, privacy, and rural charm with future potential.

### Planning

A previous planning consent (since lapsed) was granted for the addition of a further floor to the property. Ref: 02/00219/FUL

### 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.

### Satnav Information

The property's postcode is LE16 8UH , and house name Three Farthings.



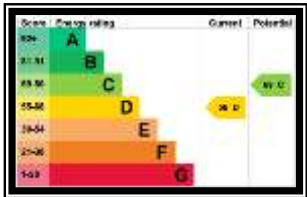
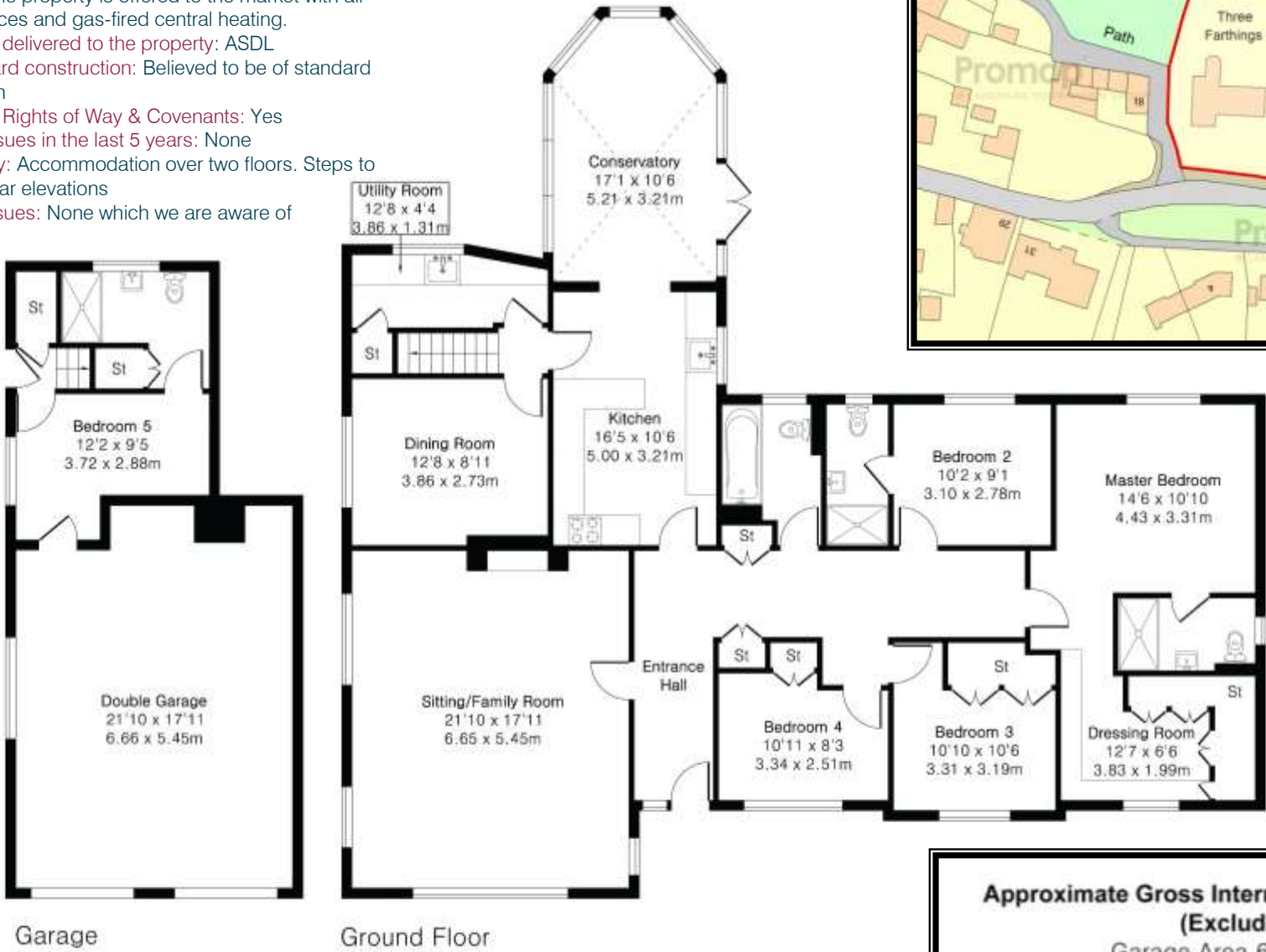








Tenure: Freehold  
Local Authority: Harborough District Council  
Listed Status: Not Listed  
Conservation Area: Yes - Hallaton Conservation Area  
Tree Preservation Orders: Any trees at the property would be subject to a TCA (Tree in a Conservation Area).  
\*Please also note there are trees at the property with a TPO on them  
Tax Band: F  
Services: The property is offered to the market with all mains services and gas-fired central heating.  
Broadband delivered to the property: ASDL  
Non-standard construction: Believed to be of standard construction  
Wayleaves, Rights of Way & Covenants: Yes  
Flooding issues in the last 5 years: None  
Accessibility: Accommodation over two floors. Steps to front and rear elevations  
Planning issues: None which we are aware of



**Approximate Gross Internal Area 1974 sq ft - 183 sq m  
(Excluding Garage)**  
Garage Area 631 sq ft - 59 sq m



Market Harborough Office  
13 Church Street  
Market Harborough  
LE16 7AA  
01858 410008  
mh@jamesseilicks.com

Leicester Office  
01162 854 554

Oakham Office  
01572 724437

jamesseilicks.com



#### Important Notice

James Sellicks for themselves and for the Vendors whose agent they are, give notice that:

1) The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of, an offer or contract. Prospective purchaser(s) and lessees ought to seek their own professional advice.

2) All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and their details are given in good faith and believed to be correct. Any intending purchaser(s) should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

3) No person in the employment of James Sellicks has any authority to make or give any representation or warrant, whether in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Vendors.

4) No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let or withdrawn.

#### 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.



JAMES  
SELICKS