



## MOSS COTTAGE

Main Street, Church Langton, Market Harborough, Leicestershire

**Aston & Co**  
*Exclusive Homes*

## INTRODUCTION

Located in the highly desirable, much sought-after South Leicestershire village of Church Langton, part of a charming group of villages known as The Langtons, close to Kibworth Harcourt and only approx. 6 miles from Market Harborough, enjoying excellent road links via the nearby A6.

The Village Cof E primary school within the village boasts a good rating following the last OFSTED report in April 2022 with the Kibworth Mead Academy secondary school in nearby Kibworth Beauchamp also receiving a good rating following the OFSTED report in February 2024. Schools in the private sector can be found nearby including Oakham, Uppingham and the Leicester Grammar School.

The roots of the village are thought to date back to Anglo-Saxon times with the Church of St Peter's thought to date back in parts to the 13th Century. The village once stood on the old route from London to Leeds until the more direct route along what is now known as the A6 was built in the 18th century.

The adjacent Langton Arms was thought to have been a coaching Inn and formed a row of cottages including Moss cottaget with The snug in the cottage being used as the village shop.

Moss Cottage of today is a charming and very spacious family home right in the very heart of the village..

## THE ACCOMMODATION

Benefitting from Gas Central Heating and majority sealed unit double glazing the cottage stands behind a grass verge and separated from the pavement by a narrow border.

**Sympathetically maintained to remain very much in keeping with its surroundings, a timber front door leads into the impressive entrance hall with wood strip flooring, a range of fitted cupboards and doors providing access to the first floor rooms.**









. The snug/family room off the hall to the left was thought to once be used to accommodate the village store but now provides an excellent living space with a window to the front. Behind the snug there is a re-fitted ground floor shower room comprising a toilet, sink and walk-in shower enclosure. To the right of the hall, the extremely spacious living/dining room again having wood strip flooring, a window overlooking the front, another window overlooking the patio area to the rear and a staircase rising to the first floor. The dining room leads in turn into the generously proportioned sitting room with a feature sandstone fire surround and window overlooking the front.

The kitchen also runs off the dining room and has been refitted with a range of cottage style base and wall units with a range style double electric oven with an extractor hood over and space for white goods with ample space for a family breakfast table. A glazed back door provides views of the back garden and access onto the gravel patio area. A large window overlooks the rear garden.

Upstairs, a wide landing provides access to the upstairs rooms. Bedroom 1 at the end of the landing is a very spacious room with fitted wardrobes, ample space for a king sized bed and a window overlooking the front of the property. Another large room with 2 windows overlooking the rear garden, bedroom 2 has ample space for double bedroom suite and is also used by the current owners as an office space. Another large room overlooking the front has ample space for a double bedroom suite with an additional seating area and bedroom 4 also overlooking the front is another large double bedroom.

A very spacious family bathroom comprising a toilet, sink and bath with shower and glass screen completes the first floor accommodation.

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## OUTSIDE

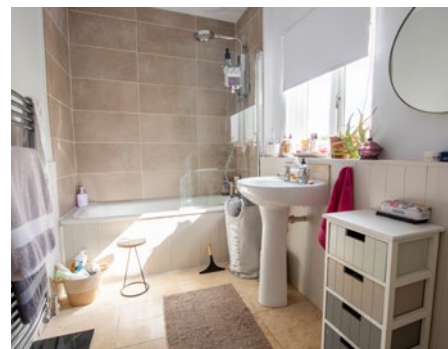
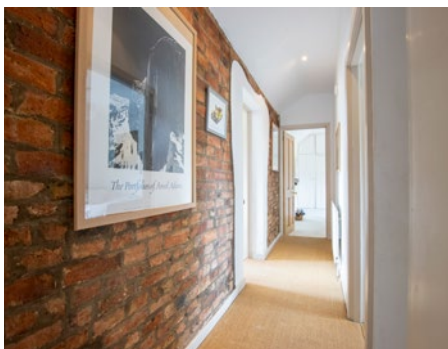
The gardens are a charming feature of the property. Standing back from the road behind a grass verge & separated from the pavement by a narrow border, Moss Cotage has been ticularly maintained both inside and out. The large cottage style rear garden was created by the current owners to add to the overall charm of this spacious family home. A gravelled seating area directly behind the house has a sheltered patio around the corner. A long shaped lawn with a stepping stone footpath path leading to the bottom has mature well-stocked borders, specimen trees, walls & fencing providing a high degree of privacy.. A timber shed provides storage for the garden tools and there is an additional seating area at the bottom. A timber gate in the bottom fence leads to a dedicated parking space.

## THE AREA

Church Langton is a small South East Leicestershire village in the Harborough district of the county located some 11 miles from Leicester and approx. 6 miles from Market Harborough.

The area has long been recognised locally as a highly desirable group of villages with a feeling of seclusion and remoteness yet having easy access to local centres of commerce and being well serviced by schools in both the private and state sectors with The Church Langton C of E Primary School in the village and nearby private sector schooling at Great Glen and Uppingham.

Church Langton is popular today with local buyers and those from further afield due in part to its chocolate box charm and variety of different styles and sizes of housing, local schooling and leisure facilities, its ease of access to Leicester and other Midland cities and the newly re-furbished Mkt Harborough Railway Station being approx. 50 minutes from London St. Pancras.





## Floorplans

For identification purposes only.

### Floor Plan

Approx. 156.9 sq. metres (1689.1 sq. feet)



Total area: approx. 156.9 sq. metres (1689.1 sq. feet)

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (112 plus) <b>A</b>                         |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

## Useful Information

**Tenure** Freehold

**Heating** Gas Central Heating

**Drainage** Mains

**Council Tax Band** E

**Local Authority** Harborough District Council

**EPC rating** D

Available Broadband - standard - superfast .  
Ultrafast See ofcom broadband checker



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### Important Notice

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through the agent.

