



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS



School Hill, Middleton, Market Harborough, Leicestershire, LE16 8YZ

£490,000

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"Unique On Any Horizon!"

Nicely positioned within Middleton and situated toward the edge of East Carlton Country Park, with excellent links to main arterial roads and rail networks, this interesting detached cottage is beautifully presented with an attractively landscaped and established garden, making it a stunning home in an idyll rural setting. Middleton conjoined with Cottingham offers good local amenities including a pub, community run café and shop, church and primary school. The "upside down" accommodation includes three bedrooms with a generous bathroom en-suite to the master, while there is also a separate shower room and a home office on the ground floor. The living accommodation is elevated so the lovely views can be enjoyed and comprises living room, snug, impressive dining room and a fitted kitchen. An exterior utility room and cellar provide extra space and storage.

#### **Description:**

Quirky and individual! Formerly three individual dwellings, in 1990 the current owners purchased two which had already been converted into one dwelling and later in 2003 the owners purchased the remaining cottage and converted them all into a single dwelling.

The interior is beautifully presented throughout with the "upside down" accommodation comprising an entrance hall with exposed timber floor the first staircase rises to the landing and snug area. From the hall you can access all three of the double sized ground floor bedrooms and the separate shower room which includes a double width shower enclosure, WC and a semi pedestal wash hand basin with ceramic tiled wall surrounds and a Karndeane floor.

Bedroom one leads to a large bathroom en-suite which includes a whirlpool bath with ceramic tiled wall surrounds, a shower enclosure a WC and a wash hand basin set on a stylish vanity unit. The room also features a beautiful exposed stone wall. Adjacent and accessible to the en-suite the study is a versatile room featuring an American white ash wooden spiral staircase which rises to the first floor living room.

Arriving to the upstairs living space, the living room is dual aspect and features a part vaulted ceiling a lovely exposed stone wall, a light and airy room, offering stunning view over the village and welland valley.

From the landing/snug area there is a front facing window also offering the same impressive views.

The dining room is a generous size, ideal for entertaining guests and featuring an open fire place and more exposed stone walling, affording far reaching views from the front facing window.

The kitchen is fitted with a stylish range of wall and base level units with work surfaces incorporating a sink with drainer and mixer tap with ceramic tiled wall surrounds. There is a built in eye line double oven and a gas hob with an extractor hood over. Open the composite stable style door to find your own bridge which leads you a short stroll to the rear garden!

#### **Outside:**

The property comes with attractive landscaped gardens which are nicely established and includes a Julian Christian "Sussex" outdoor garden building which benefits from light, heating and seating for six people - ideal for alfresco dining or enjoying a drink with friends







- Unique "Upside Down" Accommodation
- An Individual Home With Character
- Well Stocked and Attractively Landscaped Garden
- Excellent Local Amenities
- Catchment for Uppingham Schools
- Stunning Views Over the Welland Valley
- Beautifully Presented Accommodation
- Parking For Five Cars on Two Separate Driveways
- Close to East Carlton Country Park - Nature Walks
- Formerly Three Individual Dwellings



Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

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