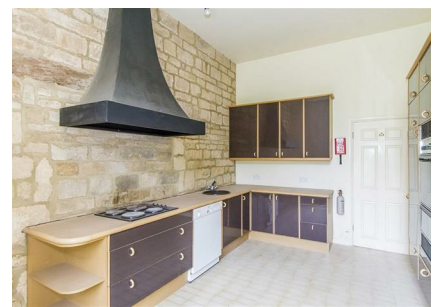


## Pediment House Dingley Hall, Dingley, LE16 8PJ



### Offers Over £700,000

A truly amazing and rare proposition with The Pediment House being offered to the open market for the first time in over 40 years! This stunning Grade I listed home is situated within the highly regarded Dingley Hall estate, surrounded by over 100 acres of parkland on the fringes of the Welland Valley and a stones throw to the quintessential market town of Market Harborough known for its rich mix of independent retailers, and train station with mainline links into London St Pancras in under 55 minutes. This impressive country home is located on the South West elevation of Dingley Hall set over three floors with the accommodation spanning approx. 2,500 sq ft offering the prospective purchaser a complete blank canvas with grand room proportions, stunning architecture and fabulous private landscaped garden and croquet lawn. Viewing is highly recommended and strictly by appointment only! No Chain!

*Service without compromise*



## Entrance Hall 19'2 x 6'10 (5.84m x 2.08m)



Accessed via wooden front door. Doors off to: Reception hall, kitchen/diner, utility/scullery and downstairs bathroom. Stairs rising to: First floor. Radiator.

## Reception Hall 29'2 x 15'7 (8.89m x 4.75m)



Having impressive double doors out to: Patio area and private garden. Two large wooden framed picture windows overlooking rear garden. Opening through to: Kitchen/diner. Open fireplace with stone surround. Wooden flooring. Two radiators.

## Kitchen/Diner 15'10 x 10'10 (4.83m x 3.30m)



Having a selection of fitted base and wall units with a

laminated worktop over and single sink. There is a high level double oven, electric hob and integral fridge/freezer. In addition there is space and plumbing for a freestanding dishwasher. The kitchen has tiled flooring throughout and large picture window to the rear aspect overlooking the garden.

## Scullery/Utility Room 7'9 x 5'8 (2.36m x 1.73m)

Wooden framed window to front aspect. Space and plumbing for a freestanding washing machine with further space for additional freestanding appliances. Boiler. Loft hatch access.

## Ground Floor Bathroom 9'8 x 6'10 (2.95m x 2.08m)



Comprising: Low level WC and wash hand basin set within wooden vanity unit. Wooden framed window to front aspect. Built-in storage cupboard. Radiator.

## First Floor Landing

Wooden framed window to front aspect. Double doors through to: Drawing room. Stairs rising to: Second floor.

## Drawing Room 29'2 x 15'6 (8.89m x 4.72m)



Two large picture windows to rear aspect. Doors off to: Principal bedroom and study. Open fireplace with stone surround. Two radiators.

## Study 9'0 x 7'2 (2.74m x 2.18m)



Wooden framed window to front aspect overlooking courtyard. Radiator.

## Principal Bedroom 15'8 x 10'11 (4.78m x 3.33m)



Wooden framed picture window overlooking rear gardens. Exposed stone feature wall. Radiator. Door to: En-Suite.

## Principal En-Suite 10'10 x 7'9 (3.30m x 2.36m)



There is plumbing for low level WC, wash hand basin, bath and shower. Wooden framed window to front aspect. Radiator.

## Second Floor Landing

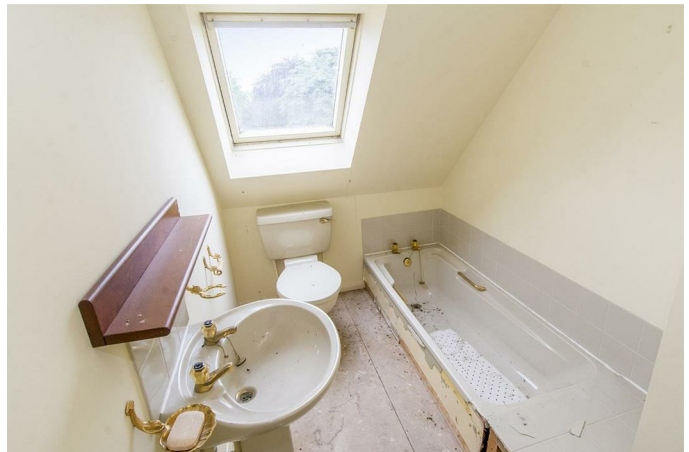
Doors off to: Bedrooms, bathroom and roof terrace. Exposed wooden beams. Radiator.

## Bedroom Two 13'0 x 10'10 (3.96m x 3.30m)



Wooden framed window to rear aspect. Door to: En-Suite. Exposed wooden beams. Radiator.

## Bedroom Two En-Suite 9'11 x 5'7 (3.02m x 1.70m)



Comprising: Sunken bath, low level WC and wash hand basin. 'Velux' window to front aspect. Radiator.

## Bedroom Three 14'8 x 11'2 (4.47m x 3.40m)



Picture windows overlooking roof terrace. 'Velux' window to rear aspect. Exposed stone feature wall. Exposed beams to ceiling. Radiator.



## Bedroom Four 14'2 x 10'10 (4.32m x 3.30m)



Wooden framed window to rear aspect. Exposed beams. Radiator.

## Second Floor Bathroom 9'11 x 4'10 (3.02m x 1.47m)



Comprising: Panelled bath, low level WC and wash hand basin. 'Velux' window to front aspect. Radiator.

## Roof Terrace



Small landing with door opening out to a small roof terrace with distant rural views over the estate grounds and beyond.

## Private Garden

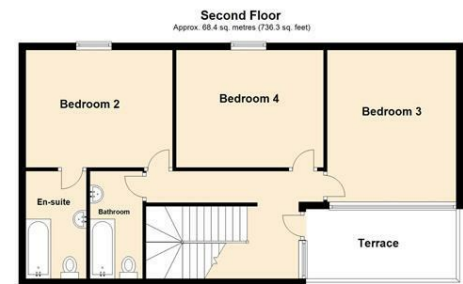
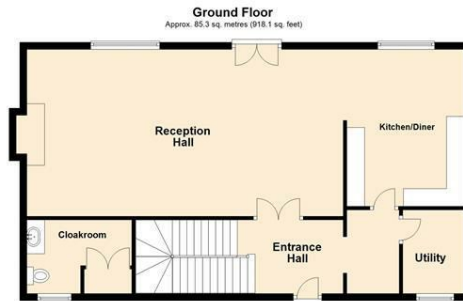


The delightful and beautifully maintained private rear garden offers a stunning oasis with flagstone patio bordered by well established rose beds. There are steps leading up to the expansive formal lawn surrounded by mature trees in this lovely parkland setting.

## Double Garage

The property benefits from a double garage situated within the gravelled courtyard to the front of the property.

## Floor Plan



Total area: approx. 238.9 sq. metres (2571.5 sq. feet)  
THIS FLOOR PLAN WAS PRODUCED BY ADAMS AND JONES ESTATE AGENTS AND REMAINS PROPERTY OF THEM INDEFINITELY. ADAMS AND JONES RESERVE THE RIGHT TO CHARGE A FEE TO ANY OTHER AGENT OR VENDOR ATTEMPTING TO USE THESE PLANS FOR MARKETING PURPOSES WITHOUT PRIOR WRITTEN PERMISSION.  
Plan produced using PlanIQ.

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 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		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 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 environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		