

## The Bell Tower Dingley Hall, Dingley, LE16 8PJ



**£200,000**

A rare opportunity to purchase this unique part of the magnificent Grade I listed Dingley Hall. The hall stands in approximately 100 acres of land with views over Market Harborough. The Bell Tower requires complete refurbishment/modernisation as reflected within the price. The accommodation is arranged over four floors and comprises: Entrance hall, kitchen/diner, small cellar, two bedrooms, shower room, third floor lounge and roof terrace. There is also off road parking and a single garage. Under the service charges you will have use of the extensive grounds and heated outdoor swimming pool.

*Service without compromise*

## Entrance Hall

Accessed via heavy timber front door. Stairs rising to the first floor. Door to:-

## Kitchen 16'9" x 12'4" (5.11 x 3.76)



16' 9" x 12' 4" (5.11m x 3.76m) Multi paned windows to the front and side elevations. Fitted base storage units. Space and plumbing for washing machine. Opening and stairs down to cellar.

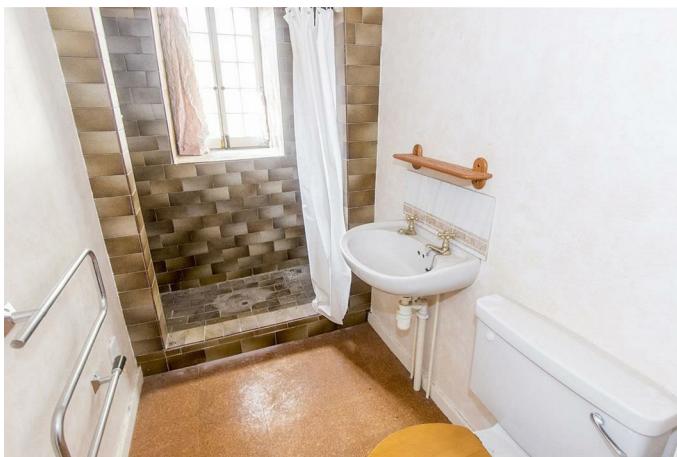
## Landing

Stairs to second floor. Airing cupboard housing hot water tank. Doors to bedroom two and shower room.

## Bedroom Two 9'1" x 6'11" (2.77 x 2.11)

9' 1" x 6' 11" (2.77m x 2.11m) Arched window to the front elevation. Point for radiator.

## Shower Room



Double shower cubicle. Wash hand basin. Low level WC. Multi paned window.

## Bedroom One 12'5" x 12'1" (3.78 x 3.68)



12' 5" x 12' 1" (3.78m x 3.68m) Two stone mullioned windows. Radiator. Door to stairs to third floor.

## Lounge 12'9" x 13'7" (3.89 x 4.14)



12' 9" x 13' 7" (3.89m x 4.14m) Three stone mullioned windows. Radiator. Stairs up to:-

## Landing.

Skylight window. Door to lounge and glazed door to steps up to a roof terrace.



## Outside



The property is approached via a long driveway to the main hall. There is gravelled access to a parking area in front of The Bell Tower and the garage block.

## Garage



Single garage in a block with double timber access doors.

## Service Charges

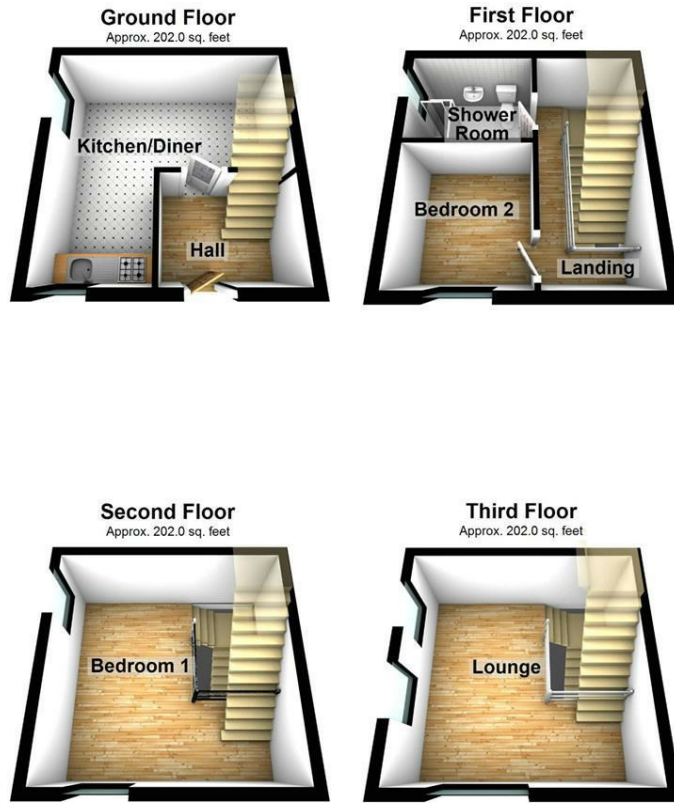
According to the management company the estate charges, at the time of preparation of details, were £2,156.34. This includes gardening and maintenance of communal areas and buildings insurance.

## Outside Roof Terrace

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

## Photo of Dingley Hall

## Floor Plan



Total area: approx. 808.0 sq. feet

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Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph

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