

High Street, LE16 8ST  
Great Easton  
Market Harborough  
£700,000

Hurfords



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Exempt



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- Beautifully Presented 5 Bedroom Character Home
- 3 Reception Rooms
- Master En-suite & Dressing Room
- Substantial Kitchen/Dining Area
- Landscaped Garden with Store
- Popular Village of Great Easton
- Grade II Listed

# 10 High Street Great Easton Market Harborough LE16 8ST

A delightful stone fronted Grade II Listed country cottage of immense charm and character located in the heart of the picturesque and highly sought after Welland Valley village of Great Easton surrounded by beautiful south-east Leicestershire countryside.

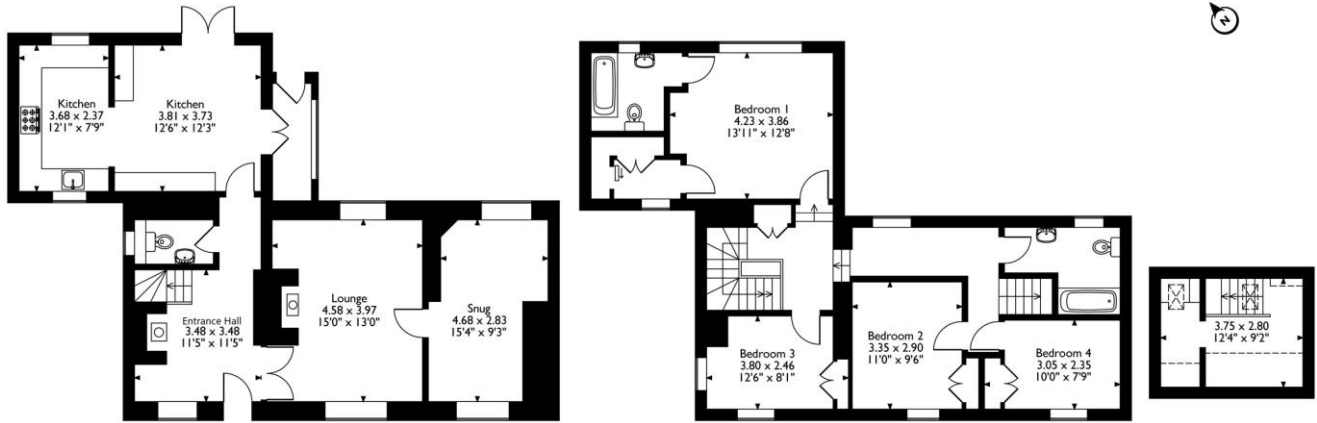
Believed to date back to circa 1760, this beautifully restored and updated home is deceptively spacious retaining a wealth of period features, with circa 1800 sq ft of accommodation. Entering through the front door you immediately sense the character of this stunning home. The main entrance hall is an impressive space oozing charm, with flag stone flooring and a log burner set in the fireplace. To the right you enter the formal lounge, a generous room with bags of light entering the windows both front and rear of the home. This room has the fabulous feature of a large real fireplace set within a red brick surround, a beautiful spot to lose yourself in the evenings. In addition to the lounge and moving through you enter the snug room which provides a quiet library of book shelving and additional seating. The current vendors also utilise this as a gym space, but it could be used as a home office space subject to requirements or a playroom for younger families. To the rear of the property is the kitchen and dining space, the kitchen is a fabulous space for entertaining with a range of base and wall units with a lovely blend of oak and granite worktops and integrated appliances. The dining area has two sets of double doors, one of which opens to the garden, ideal for summer entertaining for outdoor and indoor dining.

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Moving upstairs is the generous landing which has excellent storage space, off which is the principal bedroom enjoying views over the gardens to the rear, and having a separate dressing room with a range of full height wardrobes, and en-suite bathroom comprising of a bath with shower over, pedestal basin and fitted W/C. There are 3 further good-sized bedrooms and a stylishly appointed family bathroom, again featuring a bath with shower over, pedestal basin & W/C. Wooden paddle steps rise from the landing to a further small attic bedroom with double glazed window to rear and skylight, perfect for teenagers or for use as a home office space. The gardens form a most attractive feature of the property. Immediately to the rear of the cottage is an extensive stone paved patio providing fabulous entertaining space with stone retaining walls rising to a further brick block and cobbled sun terrace with flower and shrub borders, and a useful brick outbuilding with an adjoining sitting area. To the side of the cottage, a shared gravelled driveway rises to an extensive off road parking area with potential to create garaging (STP), and there is a further raised garden area with beautifully stocked flower and shrub beds, lawns and sun terrace enjoying stunning views of the village on a summers evening. Both garden areas cleverly designed for alternative uses. Viewing this family home is essential to take in all on offer!

10 High Street, Great Easton, Market Harborough, Leicestershire  
 Approximate Gross Internal Area  
 171 Sq M/1840 Sq Ft



Ground Floor

First Floor

Second Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



## Rooms/Measurements

- Snug 15'4" x 9'3"
- Lounge 15'0" x 13'0"
- Entrance Hall 11'5" x 11'5"
- Dining Room 12'6" x 12'3"
- Kitchen 12'1" x 7'9"
- Bedroom One 13'11" x 12'8"
- Bedroom Two 11'0" x 9'6"
- Bedroom 12'6" x 8'1"
- Bedroom Four 10'0" x 7'9"
- Second Floor 12'4" x 9'2"

**TENURE: FREEHOLD**





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