



Hurfords

34 Churchgate, Hallaton Freehold £260,000

Key Features

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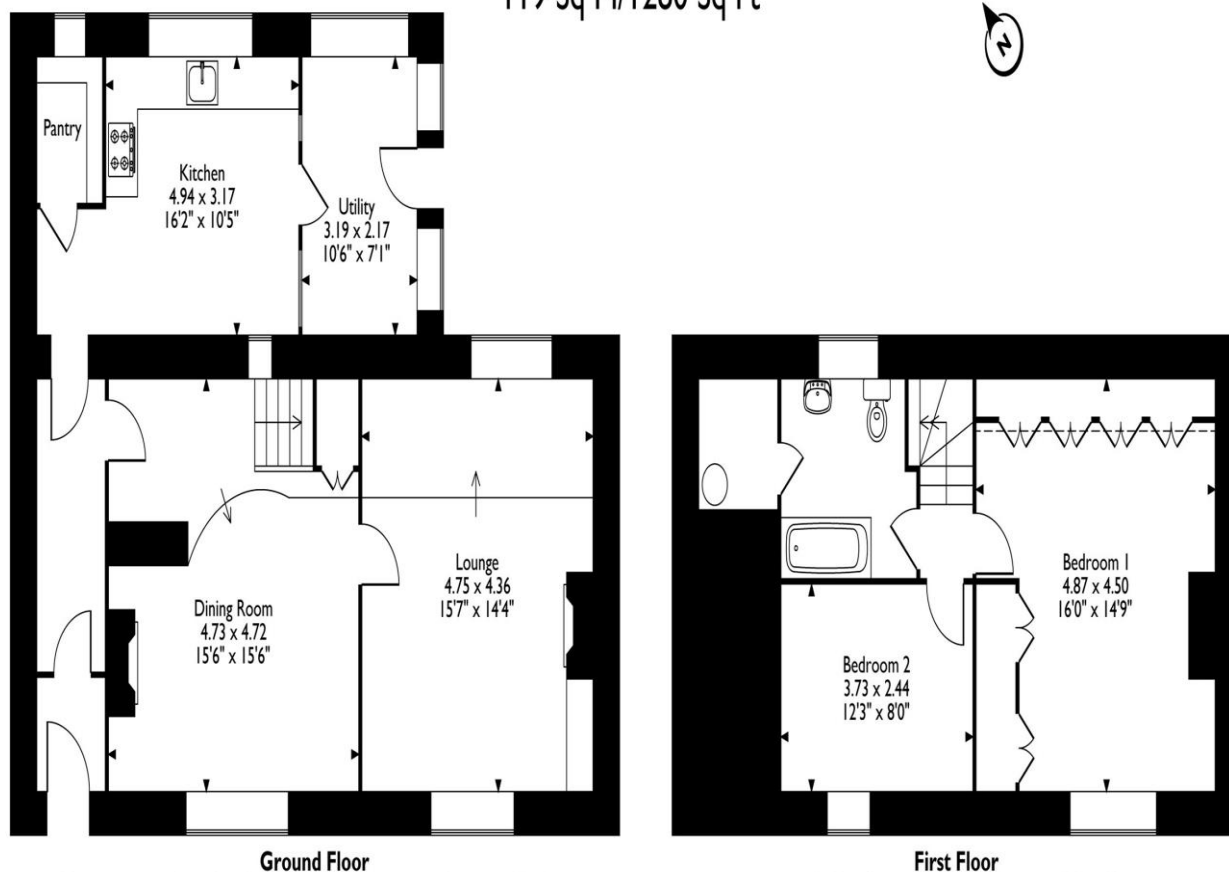
- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- 2 Bedroom Grade II Listed Cottage
- Stunning Character Features

This charming Grade II listed cottage in the sought-after village of Hallaton is a true gem, full of character and historic charm. Believed to date back to the 17th to 18th century, the cottage was later heightened in the 19th century to add a second storey. Nestled on the peaceful Church Gate, it retains many stunning period features.

Upon entering, the hallway leads to the dining room on the right, which showcases exposed timbers, a beautiful red brick open fireplace, and a stairwell to the first floor. The living room continues the theme of character, featuring an exposed stone wall, ceiling timbers, and another red brick fireplace. With windows at both the front and rear, this space is flooded with natural light.



34, Churchgate, Hallaton, Market Harborough, Leicestershire,
Approximate Gross Internal Area
119 Sq M/1280 Sq Ft



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.

At the back of the ground floor, a historically but more modern added kitchen extension provides a pantry, kitchen, and utility area, with access to the garden.

Upstairs, there are two well-proportioned bedrooms, with the master bedroom benefiting from storage within the eaves as well as fitted wardrobe space. Both bedrooms share a family bathroom equipped with a bath, WC, and basin. Externally, the property benefits from a parking space located next to the neighbouring house. The garden itself features a paved area ideal for outdoor dining and entertaining, leading up to a mature garden with picturesque field views.

With its beautiful historic features and desirable location, this stunning cottage offers an excellent footprint and exciting potential for future owners. Viewing is essential to fully appreciate all it has to offer!

To view this property call Hurfords on: 01572 821777

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