



Hurlfords

Churchgate, Hallaton, Market Harborough Freehold £250,000



# Key Features

 2  1  E  E

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyer's 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.

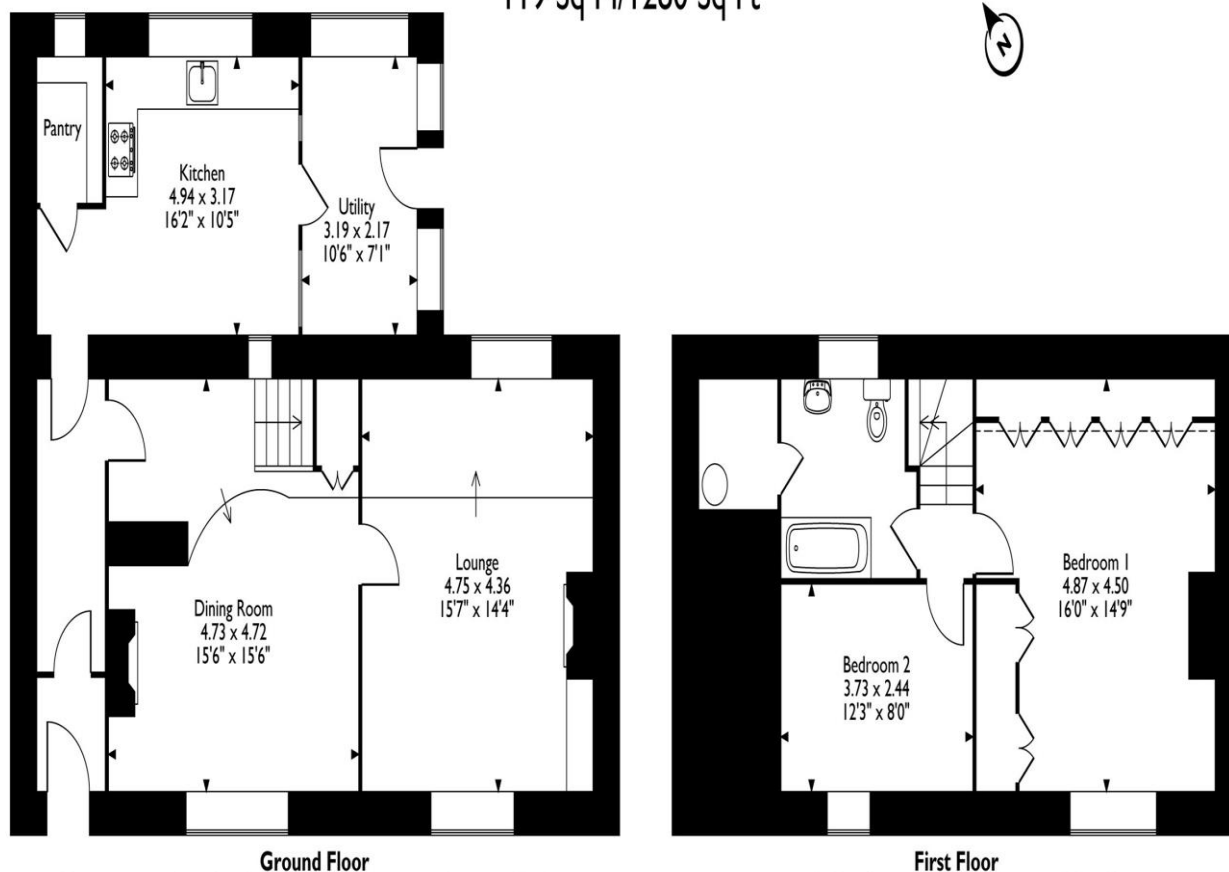
Upon entering, the hallway leads to the dining room on the right, which showcases exposed timbers, a beautiful red brick open fireplace, and a stairwell to the first floor. The living room continues the theme of character, featuring an exposed stone wall, ceiling timbers, and another red brick fireplace.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

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.





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.

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!

# Selling your property?

Contact us to arrange a FREE home valuation.

 01572 821777

 21 High Street East, Uppingham, Oakham, Leicestershire, LE15 9PY

 [uppingham@hurfords.co.uk](mailto:uppingham@hurfords.co.uk)

 [www.hurfords.co.uk](http://www.hurfords.co.uk)



 SCAN ME



Hurfords is a trading name of Sharman Quinney Holdings Limited which is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Hurfords has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Hurfords has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: GTU102170 - 0003

