

# HENDERSON CONNELLAN

ESTATE AGENTS



“Sun Inn”



Sun Inn,  
Main Street,  
Marston Trussell  
LE16 9TY

Offers Over £600,000



# “Sun Inn”

Originally a historic village pub, the Sun Inn has been converted into an executive four bedroom detached family home finished to an exceptionally high standard and benefitting from a host of character features, a fully converted cellar, two en suites, a garage and a double driveway providing side by side parking!





## Property Highlights

Converted in 2015, this attractively rendered property retains a wealth of charm with a contemporary twist situated in the sought after village of Marston Trussell, within walking distance of the countryside fields and walks, the neighbouring villages, and just a short drive into Market Harborough.

A host of high quality fixtures and fittings and character features throughout to include solid oak flooring, oak and glass panelled internal doors, under floor heating to the entire ground floor, high ceilings, a feature log burner and an open plan kitchen/dining/family room with hard wood bi-folding doors out to the garden.

Steps rise up to the attractive double fronted property with a solid oak panelled front door providing access into the entrance porch featuring solid oak flooring and a frosted glass door leading into the entrance hall.

Inviting entrance hall with continued oak flooring benefitting from under floor heating, stairs rise to the first floor and access to the cellar.

Guest WC with continued oak flooring and underfloor heating, access to the useful under stairs storage cupboard and incorporating a white two piece suite to include a low level WC and wash hand basin.

Well-proportioned living room with a bay window to the front elevation, solid oak flooring with underfloor heating and decorative skirting boards.



## Property Highlights

Formal dining room/snug flowing open from the entrance hall with oak and glass panelled French doors, a bay window and a cast iron log burner with brick surround and hearth, offering a flexible layout with the potential to also be used as a study.

Impressive kitchen/dining/family room, a fantastic naturally light space with bi-folding doors out to the paved patio area, ample space for a dining table and sofa area, solid oak flooring with underfloor heating and LED ceiling spotlights throughout making the ideal social entertaining room.

High quality kitchen/breakfast Room with steps leading up from the dining area boasting an array of high gloss eye and base level units, granite worktops with curved edges, upstand and the granite continues to the window sill. There is an inset one and half bowl sink with Insinkerator, Bosch double oven, four ring electric hob with extractor over, integrated Bosch dishwasher and space and plumbing for an American style fridge/freezer. The kitchen also benefits from under floor heating and access to the useful pantry cupboard. The contemporary kitchen also features a generous central island with a white Quartz worktop, additional unit storage and a breakfast bar.

Separate utility room with additional fitted storage, space and plumbing for a washing machine and tumble dryer, side access to the rear garden and there is access to the boiler cupboard.

Naturally light first floor landing with a window to the side elevation injecting an abundance of natural light and a generous loft hatch provides access to the attic with pull down ladder.

Four double bedrooms all benefitting from offering generous sizes with the master and second bedroom boasting en suite shower rooms finished to a high standard.



## Property Highlights

Stunning master bedroom with steps leading up from the landing, far reaching countryside views to the rear elevation and incorporating an en suite shower room with floor to ceiling ceramic tiling and a three piece suite to include a shower enclosure, a low level WC and a wash hand basin.

Modern family bathroom with floor to dado height tiling and comprising a four piece suite to include a double width shower enclosure, a panel enclosed bath, a low level WC and a wash hand basin.

The fully converted cellar finished in 2023 has been fully tanked benefitting from a 10 year guarantee. The fantastic space boasts electric heating, hard wired internet, a full re-plaster and exposed brick ceilings to retain a wealth of charm. Stairs lead down from the hallway where the cellar is split into two sections, one side offers an excellent second living room with an exposed brick, arched ceiling and radiator, with the potential to also be used as an additional bedroom, games room or gym if required. The other section is currently used as a study and playroom area, with hardwired internet and a window, creating a fantastic space to work from home.

Modern air source heat pump offering an efficient way of heating the property benefitting from low fuel bills, reduced carbon emissions and minimal maintenance required.





## Outside

Situated in a prestigious rural location, the double fronted rendered property boasts fantastic kerb appeal with steps rising to the front door, two paved borders and a raised planted border with a low level hedgerow offering a neat low maintenance design. To the rear of the property is a single garage with a manual up and over door and a block paved driveway providing off road parking for two cars side by side. The well-maintained rear garden benefits from being part enclosed by a high level red brick wall and contemporary timber batons. The garden is mainly laid to lawn and there is a paved patio area ideal for seating, a raised gravelled border retained by timber railway sleepers, side access into the garage and discretely hidden by a low-level picket fencing is the air source heat pump.

# Measurements

**Living Room**  
15' 0" x 11' 8" (4.57m x 3.55m)

**Dining Room**  
9' 11" x 9' 7" (3.02m x 2.92m)

**Guest WC**  
5' 3" x 4' 8" (1.60m x 1.42m)

**Kitchen/Dining/Family Room**  
30' 6" x 15' 7" (9.29m x 4.75m)

**Utility**  
9' 8" x 6' 5" (2.94m x 1.95m)

**Master Bedroom**  
16' 11" x 14' 2" (5.15m x 4.31m)

**En-Suite One**  
7' 10" x 5' 8" (2.39m x 1.73m)

**Bedroom Two**  
15' 4" x 15' 2" (4.67m x 4.62m)

**En-Suite Two**  
8' 2" x 4' 7" (2.49m x 1.40m)

**Bedroom Three**  
15' 2" x 9' 7" (4.62m x 2.92m)

**Bedroom Four**  
14' 10" x 8' 6" (4.52m x 2.59m)

**Bathroom**  
9' 11" x 6' 11" (3.02m x 2.11m)

**Study/Playroom**  
5.38m x 3m (17'8" x 9'10") max

**Cellar Living Room/Potential Bedroom Five**  
4.34m x 3.35m (14'3" x 11'0")



63 High Street, Market Harborough,  
Leicestershire, LE16 7AF

Sales (01858) 410400

email: [marketharboroughsales@hendersonconnellan.co.uk](mailto:marketharboroughsales@hendersonconnellan.co.uk)

## CONNECT with Henderson Connellan - SMART

<b>Selling Our Way</b> 	<b>Featured Properties</b> 	<b>Property for sale</b> 	<b>Property for rent</b> 
<b>Meet the team</b> 	<b>Village &amp; country</b> 	<b>Talking homes</b> 	<b>Contact us</b> 



**Property Search**

Sales  Rentals
  Bedrooms

Price