



**HENDERSON
CONNELLAN**
ESTATE AGENTS

The Mews, Great Bowden Hall, Great Bowden

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“Prestigious Proportions!”

Situated within the grounds of the prestigious Great Bowden Hall, this truly impressive two-bedroom Mews property boasts generous proportions throughout, off road parking, stunning views over the canal and use of the grounds of the Hall!

Conveniently located within walking distance to the village centre with two pubs, two cafes, a church, the village hall and easy access to Market Harborough train station with links into London St Pancras within an hour.

This stunning Mews Cottage offers a unique and rare opportunity with the usage of 15.9 acres of land, as well as boasting a wealth of character with the Hall itself dating back to the 1860's and developed by Enterprise Heritage in 1997.

There is a service charge for maintenance of the grounds at £110.00pcm.

Entrance is gained through the charming, wide timber front door into the entrance hall featuring attractive stone tiled flooring access to the under stairs cupboard and stairs rise to the first floor. The hallway also offers access to the two ground floor bedrooms and the main bathroom.

Two double bedrooms both with latch and brace toner doors, attractive sash windows and deep skirting boards.

The main bedroom is located to the rear elevation overlooking the canal offering a scenic and tranquil setting through the sash window and access to the en suite shower room. The en suite benefits from access to the airing cupboard housing the gas combi boiler and a three-piece suite to include a fully tiled and enclosed shower, a low-level WC and a pedestal wash hand basin.

Main bathroom with timber effect tile flooring, tiled walls to dado height and incorporating a three-piece suite to include a panel enclosed bath, a low-level WC and a pedestal wash hand basin.

Stairs rise to a naturally light galleried landing, of a generous size, with the potential to be used as a reading corner or study. The landing also benefits from a sash window to the front elevation, a loft hatch and an archway to the living/dining room.

Stunning open plan living/dining room boasting high vaulted, exposed beamed ceilings, Karndean flooring, a charming sash window and French double doors onto a Juliette balcony to the west facing elevation, providing stunning views of the Grand Union Canal. The room offers ample space for both living and dining, and an opening leads through into the kitchen.

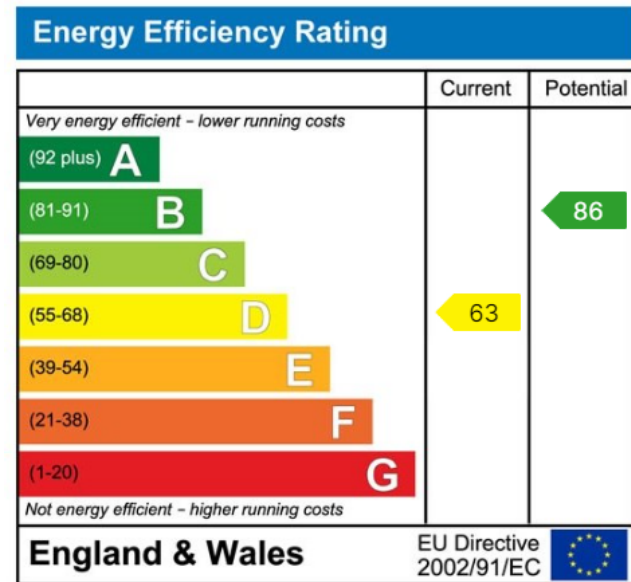
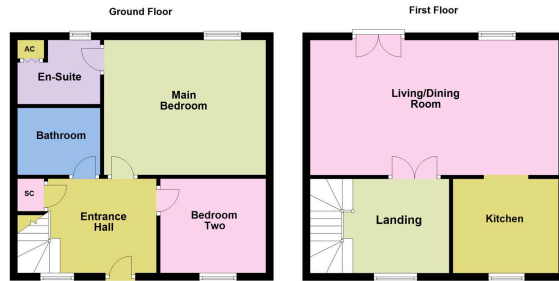
Well-presented kitchen featuring a sash window to the front elevation, attractive tiled flooring, LED ceiling spotlights, a host of shaker style eye and base level units, an oak worksurface with a matching upstand and inset draining grooves and a Belfast style sink. A range of high-quality appliances include a Neff double oven and a four-ring electric hob, a Bosch dishwasher, a washing machine and a fridge freezer.

A brick-constructed storage shed is located close to the visitors parking providing an excellent additional storage space.

Attractively set within the picturesque Great Bowden Hall development, the property is approached via electric gates enclosing the extensive grounds offering a secure location. To the side of the Mews Cottage is an attractive courtyard style garden with a host of planted borders and steps rise to the front of the property. There are also two allocated parking spaces for the property, one situated to the front of the property, a host of visitor parking spaces and use of an additional standalone shed for storage. The property also comes with the usage and part ownership of Great Bowden Hall gardens.



- Living/Dining Room - 6.63m x 3.61m (21'9" x 11'10")
- Kitchen - 2.79m x 2.54m (9'2" x 8'4")
- Main Bedroom - 4.32m x 3.61m (14'2" x 11'10")
- En Suite - 2.18m x 1.7m (7'2" x 5'7")
- Bedroom Two - 2.79m x 2.57m (9'2" x 8'5")
- Bathroom - 1.78m x 2.18m (5'10" x 7'2")



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Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

