



**HENDERSON
CONNELLAN**
ESTATE AGENTS

6 Pebble Cottages Hothorpe Road, Theddingworth

🛏️ 2 🚿 1 🚗 1



“Period Delight!”

Situated in the popular village of Theddingworth surrounded by the rolling Leicestershire countryside, this impressive two bedroom, three-storey Grade II listed property has been beautifully restored by the current owners into a charming home!

Situated in the popular South Leicestershire village of Theddingworth, the property is within walking distance to the village hall and countryside walks are on the doorstep with access to the Grand Union Canal running through to the renowned Foxton Locks. Market Harborough is just a short drive away offering a variety of independent local shops, restaurants and a train station with commuter rail links to London within an hour.

Entrance is gained through a charming cottage door into open plan kitchen/living/dining area boasting a host of original features including original slate flagstone tiled flooring, beamed ceilings, charming exposed brickwork and a wood fired Rayburn cooker.

The kitchen area features shaker style eye and base level units with under unit lighting, a solid oak work-surface, a double Belfast ceramic sink with a mixer tap, a double cooker and space for a washing machine. There is also an under-stairs storage space and stairs rose to the second floor.

Stairs rise to the first-floor landing featuring charming exposed brickwork, a beamed ceiling, and traditional brace and latch doors.

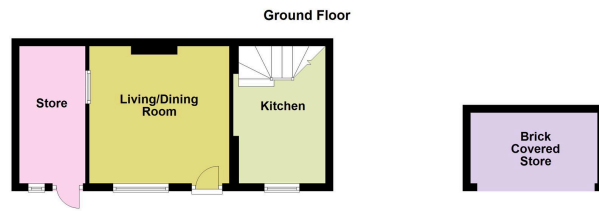
Modern bathroom comprising a chrome heated towel rail, tiled effect flooring, ceramic wall tiles and a white three-piece suite to include a panel enclosed bath with an electric shower over, a wash hand basin built within a vanity storage unit and a low-level WC.

Beautifully presented second bedroom/reception room boasting an exposed brick fireplace with a original cast iron open fire, beamed ceilings, space for a double bed or living furniture and stairs rise to the second floor.

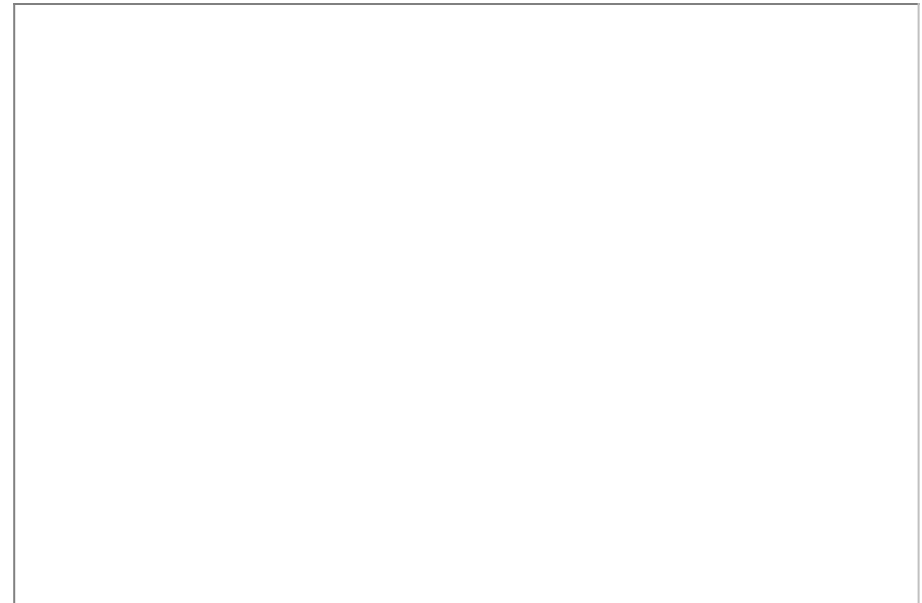
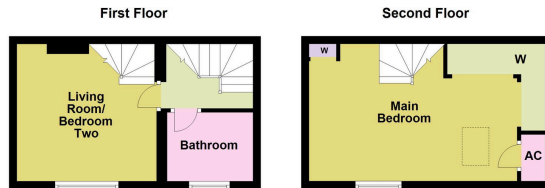
The stunning main bedroom is positioned to the third floor, boasting a generous size, with two windows injecting an abundance of natural light, ample wardrobe space and LED ceiling lighting. There is also an airing cupboard and a loft hatch to a fully boarded attic.

This pebble fronted cottage is neatly fronted by a low-level stone wall and benefits from a low maintenance gravelled frontage with a path leading to the front door. The frontage extends to a raised area suitable for an outdoor garden set and access to a log store and secure shed providing ample storage. A shared path leads from the front of the property down to a newly slate-roofed brick-built storage shed, providing further storage options. Further along the path and adjacent to the brick shed lies the generous private gated garden. The garden benefits from a timber sleeper retained border containing established trees and plantings. Timber railway sleepers have also been used to create a split level in the garden with ample scope for further development.





- Living/Dining Room - 3.66m x 3.58m (12'0" x 11'9")
- Kitchen - 3.58m x 2.11m (11'9" x 6'11")
- Living Room/Bedroom Two - 3.66m x 3.63m (12'0" x 11'11")
- Bathroom - 2.06m x 1.8m (6'9" x 5'11")
- Main Bedroom - 5.51m x 3.68m (18'1" x 12'1") max
- Brick Covered Store - 3.33m x 1.85m (10'11" x 6'1")



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

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.

