



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Rushton Road, Wilbarston

2 2 1



“Idyllic Village Location with an Annexe!”

Situated on an established road full of beautiful Northamptonshire Ironstone properties, in the heart of the popular village of Wilbarston set amongst the rolling countryside, this impressive property dates back to the 1600's and boasts a wealth of period features and the added benefit of an annexe!

Situated in the picturesque village of Wilbarston, the property is within walking distance to the local shop and Post Office, local pub, primary school and village hall. Market Harborough and Corby are also just a short drive away.

Entrance through the solid timber stable door into the porch with space for coat and shoe storage and a door into the ground floor shower room.

Ground floor shower room comprising ceramic tiled flooring and walls with a decorative mosaic trim, a low-level WC, a vanity enclosed wash hand basin and a corner shower enclosure with an electric shower over.

Living/dining room boasting four deep-set windows flooding the space with natural light, beautiful, exposed timber beams, and a feature gas fireplace.

Bespoke fitted kitchen with handmade timber units, solid oak work surfaces, a Belfast sink, an integrated electric cooker, a four-ring electric hob and space for a washing machine and fridge/freezer. A useful pantry cupboard also provides additional storage.

First floor landing with a Velux window injecting natural and beautiful exposed beams. There used to be a dividing wall separate the landing from the study space, creating a second bedroom and could be reinstalled should a buyer wish.

Spacious main bedroom with dual aspect windows and a wall of fitted storage.

Impressive annexe featuring dual aspect windows flooding the space with natural light, and an en suite shower room. The en suite comprising ceramic tiled flooring and walls, a low-level WC, a pedestal wash hand basin and a shower enclosure with a fitted shower over. The annexe also offers the potential to be utilised as a study, playroom or a home-based business (subject to relevant consents).

The property features a courtyard garden to the front between the house and the annexe, offering a good degree of privacy with high level stone walls and a paved courtyard offering the ideal space to sit out and entertain with friends and family.

Living/Dining Room - 4.65m x 3.86m (15'3" x 12'8") max

Kitchen - 3.61m x 3.28m (11'10" x 10'9") max

Shower Room - 2.57m x 1.17m (8'5" x 3'10") max

Porch - 1.45m x 1.12m (4'9" x 3'8")

Bedroom - 4.52m x 3.1m (14'10" x 10'2") max

Landing/Study/Potential Bedroom - 4.34m x 3.71m (14'3" x 12'2") max

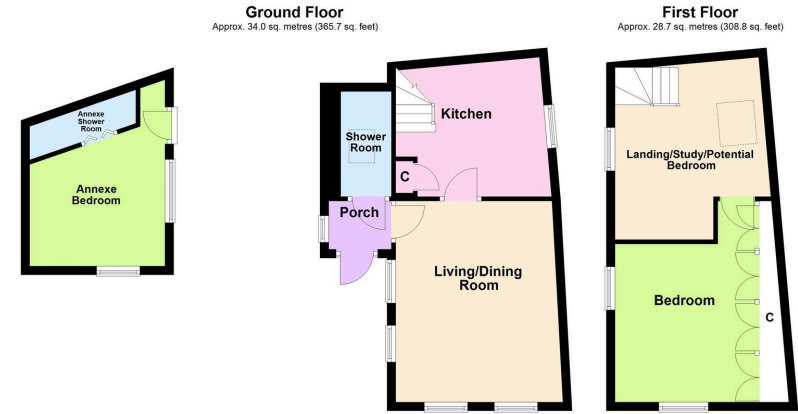
Annexe Bedroom - 4.22m x 3.12m (13'10" x 10'3") max

Annexe Shower Room - 2.54m x 0.81m (8'4" x 2'8")

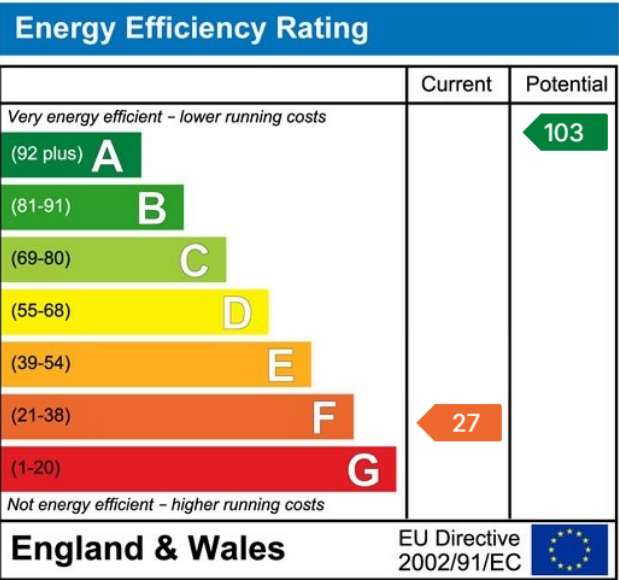


• Annexe

• Rural Location



Total area: approx. 62.7 sq. metres (674.6 sq. feet)



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.

