



**HENDERSON
CONNELLAN**
ESTATE AGENTS

High Street, Hallaton

2 1 2



“Period Perfection in an Idyllic Village Location!”

Situated in the highly desirable and picturesque village of Hallaton, this exceptionally pretty 17th Century cottage offers a loving blend of character with its exposed original timber beams, exposed brick walls, brace and latch internal doors, flagstone flooring, log burners and the added benefit of a stunning rear garden!

Conveniently located with countryside walks on the doorstep, the property is also within walking distance of Hallaton’s two village pubs, café, church, and primary school. Market Harborough and Uppingham are within driving distance, both with a thriving blend of independent local shops and restaurants.

Entrance through the solid timber front door leading into the inviting and pretty entrance hall with flagstone style flooring, ample storage cupboards and stairs flow up to a beautiful galleried landing. Stunning living room boasting a dual aspect with a bay window to the front elevation and French doors to the rear. The exposed beams and lighting in the recesses add a wonderful touch of character, and a log burner takes centre stage with a slate tiled hearth, offering a focal point to the room.

Guest WC with continued flagstone style flooring, timber panelled walls, a window overlooking the garden with a recessed blind, a vanity wash hand basin and a low-level WC. The boiler is neatly tucked away in the cupboard above the toilet.

Impressive and country-style kitchen, comprising ceramic tiled flooring, and eye and base level shaker style solid timber units, contrasting work surfaces with solid timber and a newly fitted granite worktop, a Belfast sink, space for a freestanding dishwasher, and a stunning Aga in high gloss black. An exposed brick wall also provides a backdrop to the Hetas log burner.

Galleried first floor landing with beautiful, exposed beams, access to two storage cupboards and the attic via a hatch.

Well-proportioned main bedroom with stunning and original wide plank solid wood flooring, three fitted wardrobes, exposed timber beams, and dual aspect windows injecting natural light.

Double sized second bedroom with its stunning exposed beams, a window overlooking the rear.

Bathroom comprising ceramic tiled flooring with under floor heating, ceramic tiled walls and a white three-piece suite to include a low-level WC, a pedestal wash hand basin and a roll top bath with a fitted shower over.

Externally access utility room with ceramic tiled flooring, space for a washing machine (and a tumble dryer stacked on top if required), a wash hand basin.

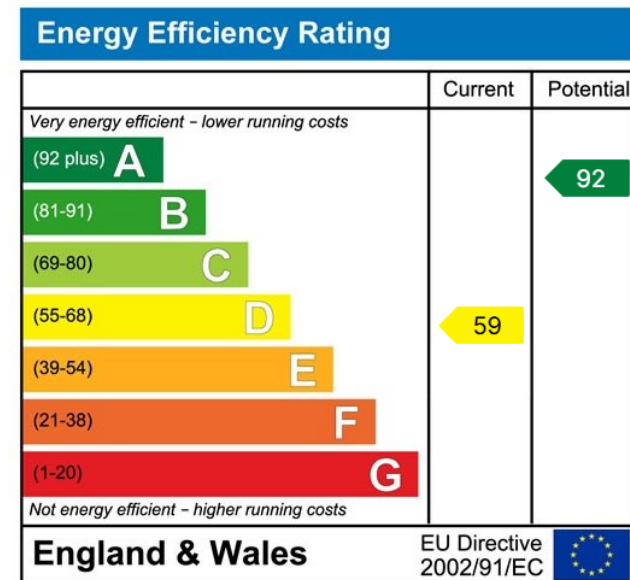
The office is a fantastic space, offering the perfect opportunity for those working from home and having a space separate to the house. A window overlooks the charming garden, and a log burner adds a touch of character and the benefit of cosy warmth throughout the winters months.

The delightful rear garden features a blue brick herringbone patio leading from the rear doors, with a raised brick flower bed offering a wealth of mature plantings, shrubbery and a small pond. The patio flows round to the utility room, office and an external log store with a small loft area providing additional storage. A timber shed sits next to the log store with power and light, and steps lead up to the lawn area with a variety of stunning mature plantings including fruit trees, acers, rose bushes, hydrangeas, and to the rear is a further patio offering a truly private feel.





- Living Room - 5.08m x 4.06m (16'8" x 13'4") max
- Dining Kitchen - 5.05m x 4.62m (16'7" x 15'2") max
- WC - 1.75m x 0.94m (5'9" x 3'1") max
- Main Bedroom - 5.16m x 3.91m (16'11" x 12'10") max
- Bedroom Two - 4.95m x 3.61m (16'3" x 11'10") max
- Bathroom - 2.77m x 1.75m (9'1" x 5'9")
- Utility - 2.82m x 1.14m (9'3" x 3'9") max
- Office - 3.71m x 3.12m (12'2" x 10'3")
- Store - 3.35m x 0.91m (11'0" x 3'0") max



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.

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