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ESTATE AGENTS



Great Bowden Hall, Leicester Lane, Great Bowden

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### “Prestigious Proportions!”

Situated within the grounds of the prestigious Great Bowden Hall, this truly impressive one bedroom Mews property boasts generous proportions throughout, off road parking, stunning communal garden views 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 approximately £1200pa.

Entrance is gained into the entrance porch with a tall side light window injecting an abundance of natural light, and access to the guest WC.

Beautifully appointed, living offering a fantastic layout with a naturally light open space featuring spotlights, a hanging ceiling pendant and a bay window overlooking the stunning communal gardens. The open plan space offers a flexible area with access to an understairs storage cupboard, stairs rising to the first floor and access to the dining room.

Dining room with a step down from the living area boasting an open plan element to the area comprising a sky light window, ample room for a dining table and chairs, or offering the potential to be zoned as a study area or second reception room.

Fitted kitchen with decorative style flooring, a skylight flooding the room with natural light and a neutral décor. The kitchen comprises a range of eye and base level units, a roll top worksurfaces, tiled splashbacks and a one and a half bowl sink with draining board. There is an integrated oven, a four ring gas hob with concealed extractor hood over, an integrated fridge/freezer and space for a washing machine.

Stairs rise to the first floor landing with access to the main bedroom with access to an en suite bathroom.

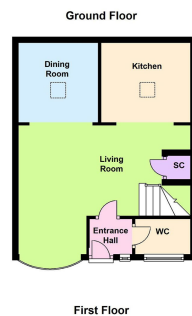
Impressive main bedroom with a dual aspect boasting breath taking countryside views via the charming sash windows, a fitted wardrobe and en suite. The en suite bathroom incorporates a traditional style three piece suite to include a panel enclosed bath with shower over, a low level WC and a pedestal wash hand basin.

The property benefits from a storage shed providing an excellent additional storage space.

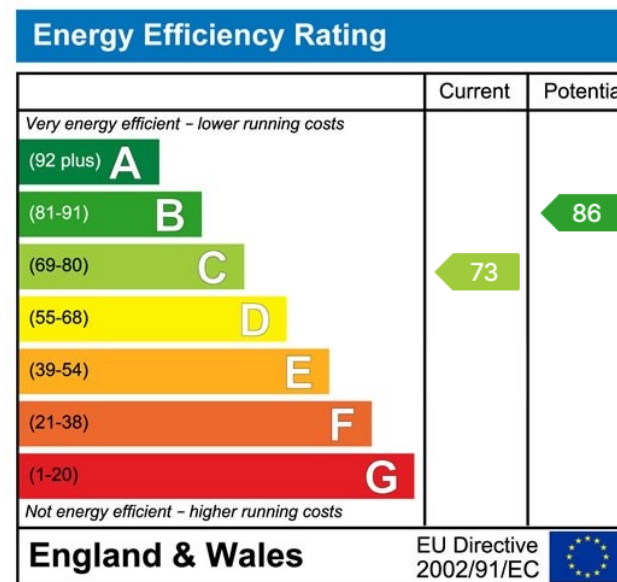
Attractively set within the picturesque Great Bowden Hall development, the property is approached via electric gates enclosing the extensive grounds offering a secure location. To the front of the Cottage are attractive gardens with lawn sections, a host of planted and gravelled areas, providing fantastic seating areas directly in front of the property. There are also an allocated parking space for the property, a host of visitor parking spaces and use of a storage shed. The property also comes with the usage and part ownership of Great Bowden Hall gardens.







- Living Room 20' 6" x 18' 4" (6.25m x 5.59m)
- Kitchen 9' 11" x 8' 6" (3.02m x 2.59m)
- Dining Room 8' 11" x 8' 6" (2.72m x 2.59m)
- Guest WC 5' 11" x 3' 7" (1.80m x 1.09m)
- Bedroom 13' 6" x 13' (4.11m x 3.96m)
- Bathroom 8' 2" x 6' 9" (2.49m x 2.06m)



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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