



The Old House, Little Bowden





An impressive seven-bedroom character residence extending to approximately 4,500 sq ft, set within walled grounds of around  $\frac{3}{4}$  of an acre in one of Market Harborough's most sought-after locations. Featuring a coach house barn, separate annexe and potential for further development, all within walking distance of the station, town centre and schools.

- 7 Bedrooms
- Approx. 4,500 sq ft
- Three Storeys
- $\frac{3}{4}$  Acre Plot
- Walled Grounds
- Coach House Barn
- Separate Annexe
- Character Features
- Walk To Station
- Development Potential (STPP)







A rare opportunity to acquire one of Market Harborough's recognised character homes, offering well-proportioned accommodation of approximately 4,500 sq ft arranged over three storeys, with seven bedrooms, walled grounds of around  $\frac{3}{4}$  of an acre, a coach house barn and a separate annexe converted from the original stable block.

The property is ideally positioned within walking distance of Market Harborough town centre, well-regarded schools and the train station, which offers mainline services to London in under an hour.

The accommodation is arranged around a through entrance hall, with formal doors to both the front and rear. The principal reception rooms include a large drawing room and dining room, both enjoying high ceilings and excellent proportions. The live-in farmhouse-style kitchen features an Aga, with a snug/TV room off, offering potential to open the space up into one impressive living kitchen if desired. There is also a boot room and scullery.

The first floor provides four main bedrooms and two bathrooms, with a further three bedrooms and shower room to the second floor. This upper level could also lend itself to use as a self-contained apartment, subject to any necessary permissions.

Externally, the walled grounds extend to approximately  $\frac{3}{4}$  of an acre and include a coach house barn and separate annexe. The grounds and outbuildings may offer future development potential, including conversion or possible building plots, subject to local authority planning permission.





# The Old House, Little Bowden, Market Harborough, LE16 8AD

Approximate Area = 4311 sq ft / 400.5 sq m (excludes carport)

Limited Use Area(s) = 303 sq ft / 28.1 sq m

Annexe = 241 sq ft / 22.3 sq m

Garage = 431 sq ft / 40 sq m

Outbuildings = 1425 sq ft / 132.3 sq m

Total = 6711 sq ft / 623.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2026. Produced for Moores Estate Agents. REF: 1469030



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