

Ivy Cottage

GREAT BOWDEN, LEICESTERSHIRE

JAMES
SELICKS

Occupying a delightful position in the heart of the ever-popular village of Great Bowden, Ivy Cottage is a charming Victorian terrace that effortlessly combines timeless character with tasteful modern styling. Rich in original features, including exposed beams, a feature fireplace and traditional proportions, this beautifully presented home enjoys the rare benefit of courtyard gardens to both the front and rear, all whilst being just a stone's throw from Market Harborough town centre and its mainline railway station.

Quintessential Victorian red brick terrace cottage • Beautifully retained period character throughout • Two bedrooms • Sitting room with feature fireplace with cast iron log burner and exposed beams • Separate dining room and fitted galley kitchen • Pretty courtyard gardens to both the front and rear • Highly sought-after village location • Close proximity of Market Harborough town centre • Mainline rail services to London St Pancras in approximately one hour • Offered to the market with no upward chain

Accommodation

The accommodation is entered into a welcoming sitting room, where exposed ceiling beams and an attractive feature fireplace with cast iron log burner creates a wonderfully warm and inviting atmosphere. Beyond lies a separate dining room, offering an ideal space for both everyday living and entertaining, before leading through to the well-appointed galley kitchen. Thoughtfully designed to maximise the space, the kitchen provides a good range of fitted cabinetry and appliances include a cooker, extractor fan, hob, fridge and washing machine. A large window and stable door allow natural light to flood in and provide direct access to the rear courtyard.

Completing the ground floor is a well-presented bathroom, fitted with a contemporary three-piece white suite. To the first floor are two bedrooms, including an excellent principal bedroom with a substantial built-in wardrobe, fitted shelving and access to the loft space. The second bedroom enjoys a pleasant outlook over the rear garden and offers flexibility as a guest bedroom or home office.

Outside

The cottage is equally charming externally, with attractive courtyard gardens to both the front and rear, providing delightful spaces to relax and enjoy the sun at different times of the day. The rear courtyard offers a private and low-maintenance setting, ideal for al fresco dining or your morning coffee, whilst the front garden enhances the property's appealing kerb appeal.

To the rear of the property is an alleyway running the length of the row of terraces, providing access for bin collection.

Location

Great Bowden is widely regarded as one of the County's most desirable villages, renowned for its attractive street scene, thriving community and excellent local amenities, including a village shop, two popular public houses, a café and parish church.

The village enjoys a network of countryside walks yet is within comfortable walking distance of Market Harborough's vibrant town centre, with its excellent shopping, restaurants and leisure facilities.





Tenure: Freehold

Title Number: LT264985

Local Authority: Harborough District Council

Tax Band: B

Listed Status: Not Listed. Victorian. Built approx. 1900

Conservation Area: Yes, Great Bowden Conservation Area

Tree Preservation Orders: Any trees at the property would be subject to a TCA (Tree in a Conservation Area)

Services: The property is offered to the market with all mains services and gas-fired central heating

Loft: Insulated

Broadband delivered to the property: FTTC

Non-standard construction: Of standard construction

Bin access: To the rear of the property is an alleyway running the length of the row of terraces, providing access for bin collection

Flooding issues in the last 5 years: None

Accessibility: No modifications for accessibility

Planning issues: None which we are aware of

Satnav Information

The property's postcode is LE16 7HB, house number 8 and house name Ivy Cottage.



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Measures and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.



Total approx. gross internal floor area = 48.82 Sq. M (525.49 Sq. Ft)
All measurements are approximate. Not to scale.
For illustrative purposes only.



Ground Floor

