



The Coach House  
&  
The Stables

BRAMPTON ASH, MARKET HARBOROUGH LE16 8PD

JAMES  
SELICKS



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichacom 2024. Produced for James Selicks Estate Agents. REF: 1132654

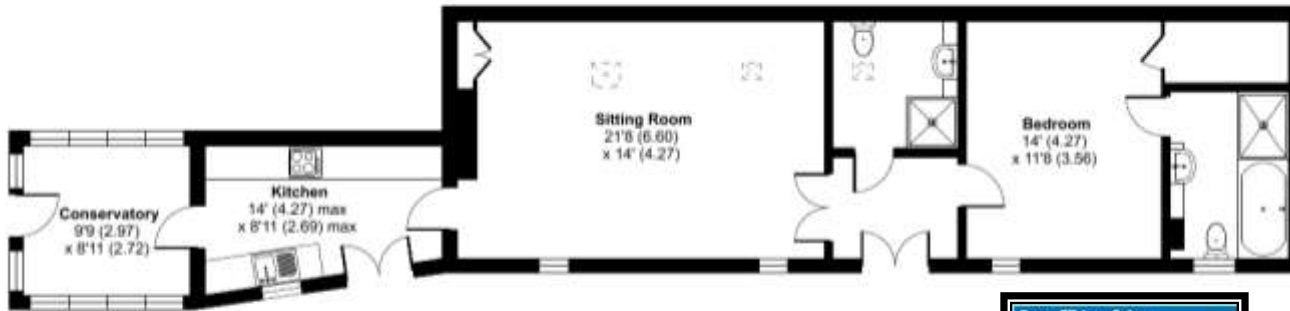
# The Coach House and The Stables, Brampton Ash, Market Harborough

The Coach House = 1709 sq ft / 158.7 sq m

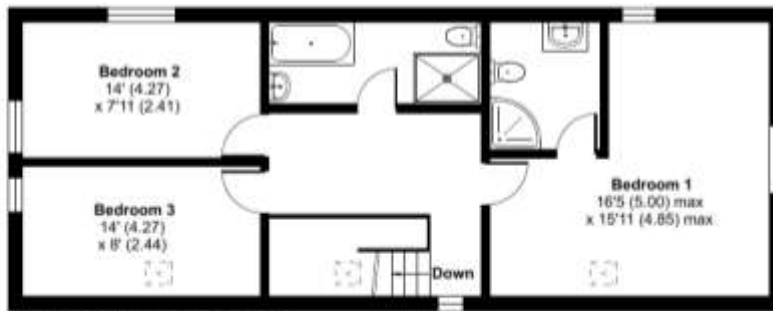
The Stables = 893 sq ft / 82.9 sq m

Total Area for the two dwellings = 2602 sq ft / 241.6 sq m

For identification only - Not to scale



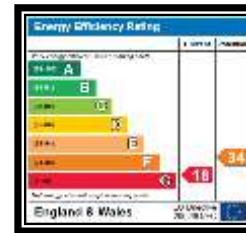
THE STABLES



THE COACH HOUSE FIRST FLOOR



THE COACH HOUSE GROUND FLOOR



- Tenure: Freehold
- Listed Status: Not Listed
- Conservation Area: No
- Tree Preservation Orders: None
- Local Authority: Kettering
- Tax Band: H (One bill covers both properties)
- Services: Offered to the market with a oil fired central heating and drainage is to a private system shared with other properties.
- Broadband delivered to the property: FTTP
- Non-standard construction: Believed to be of standard construction
- Wayleaves, Rights of Way & Covenants: No
- Flooding issues in the last 5 years: No
- Accessibility: No
- Planning issues: No



# The Coach House



An interesting opportunity to acquire two fine stone dwellings, sitting directly opposite each other and known as The Coach House and The Stables, forming part of the original Brampton Ash Manor. It is thought possible that the properties could be combined and extended to create one dwelling (subject to the necessary planning consents) or thought suitable for a multi-generational family.

The properties sit on a total plot of approximately 0.8 acres.

#### Location

The charming village of Brampton Ash is surrounded by some of north Northamptonshire's most attractive open countryside, with the church of St. Mary the Virgin located on the edge of the village which is lit at night and can be seen for miles around the Welland Valley.

The village of Great Bowden (just under four miles distant) contains a number of local facilities and amenities including two shops, one public house, post office, school and church. There is also a wide range of active village societies and activities. Also within five miles lies the historic town of Market Harborough with a greater range of everyday facilities including banks, supermarkets, a commercial centre and theatre together with leisure centre. It is from here that the main line station connects with London St. Pancras International and Eurostar.

The area is well known for schooling with preparatory available at Great Glen, Spratton Hall and Maidwell and senior at Uppingham, Oakham, Oundle, Leicester and Rugby. Further to the north lies the city of Leicester with a comprehensive range of commercial and leisure facilities. Neighbouring towns include Northampton, Kettering and Corby whilst the M1 motorway is approximately 16 miles to the west and the A14 approximately 7 miles south.

#### Outside

The properties are approached via a stone-built columns which leads to a gravelled driveway providing car standing for numerous vehicles. There are large lawned gardens with mature trees, shrubs and plants.

#### The Coach House

Entered via the kitchen, with French doors and windows to the front elevation, two windows to rear elevation overlooking the road and a further window to the side. The kitchen has a fantastic, vaulted ceiling with exposed oak beams, a beautiful, handmade solid oak kitchen with an excellent range of eye and base level units and drawers with ample worktops over, a stainless-steel sink and drainer unit and an exposed stone feature wall. The sitting room has French doors to the front elevation. Further French doors lead through to the study which has windows to the front and rear elevations and a door leading through into another potential room (thought suitable for further conversion and adaptation into further living accommodation subject to the necessary consents).

A return staircase leads to a galleried landing with a rooflight window and a further window. Bedroom one has a window to the rear elevation, exposed beams, rooflight window, spotlights and benefits from an ensuite shower room with a double shower cubicle, wash hand basin with cupboard, low flush WC and a heated towel rail. Bedroom two has a window to the rear and a window to the side, and an exposed beam. Bedroom three has a rooflight window to the side and a further window. The bathroom has a panelled bath, a low flush WC, shower cubicle, wash hand basin with cupboard under, and a heated towel rail.

#### The Coach House



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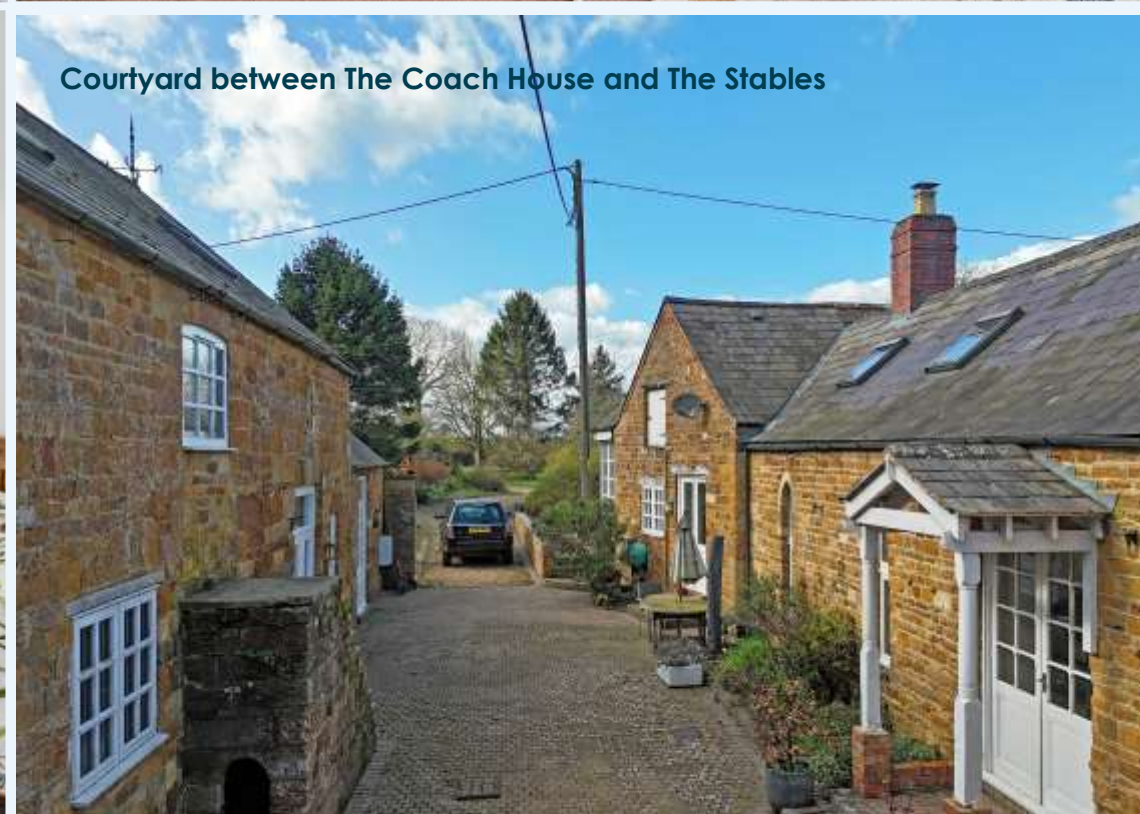
The Coach House



The Coach House



The Coach House



Courtyard between The Coach House and The Stables

The Garden



# The Stables



### The Stables

The Stables is entered through French doors into the kitchen which has windows overlooking the courtyard to the front elevation. There is a bespoke wooden kitchen with a one and a quarter ceramic sink and drainer unit, wooden worktops, five ring ceramic hob, Worcester oil fired floor standing boiler, larder cupboard and a tiled floor. Steps lead up to the garden room which has a door to the side elevation, large windows with views over the gardens and exposed stone walls.

The sitting room is the other side of the kitchen, it has four sets of Velux windows to the front and rear, a vaulted ceiling with exposed beams, a feature fireplace with a cast iron log burner set on a slate hearth, built-in floor to ceiling cupboards and shelving. French doors lead out to a hall with further French doors providing access to the courtyard to the front and a tiled floor.

A shower room has a Velux window to the rear elevation, wash hand basin with cupboard under, low flush WC, shower cubicle, tiled floor and a heated towel rail. A bedroom has a window to the front elevation a vaulted ceiling with exposed beams and this room also benefits from an ensuite which has a leaded window to the front elevation, panelled bath, low flush WC, wash hand basin with cupboard under, heated towel rail, pedestal wash hand basin with a cupboard under and a tiled floor.



The Stables

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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.

