



**Connells**

The Mews, Great Bowden Hall Leicester Lane  
Great Bowden Market Harborough



## Property Description

This elegant two bedroom mews property is set within the beautifully maintained grounds of Great Bowden Hall and offers an exceptional blend of rural tranquillity and convenient access to nearby Market Harborough. Tucked away in an exclusive, peaceful setting close to open countryside and the picturesque Grand Union Canal, the home provides an idyllic lifestyle with scenic walks on the doorstep.

Grounds - Charge of around £1,320 pa.

With its peaceful rural charm, the property is just moments from Market Harborough, a vibrant and much sought after market town. Here you'll find a wealth of amenities including independent boutiques, national retailers, cafés, restaurants, leisure facilities and the town's well connected railway station, offering direct links to London.

The ground floor features an elegant sitting room, filled with natural light and offering an inviting space for both relaxation and entertaining. A separate dining area and well-appointed kitchen connects seamlessly to the sitting room, creating a practical and sociable layout. A welcoming hallway and convenient guest WC and a separate study provides valuable dedicated workspace, ideal for remote or hybrid working.

Upstairs, the property offers two generous double bedrooms, each with its own character and charm.

This mews home combines countryside living

with modern convenience-perfect for those seeking a serene retreat within easy reach of everything Market Harborough has to offer.

## Entrance Hall

Bright and welcoming entrance hall providing access to sitting room, study and WC. Storage cupboard.

## Living Room

Accessed from the entrance hall, this bright and generously proportioned room features a bow fronted window and unusually high ceilings, measuring over 10m at its highest. With direct access to the kitchen and dining room, this room is the centre of the home and is ideal for entertaining or just relaxing in tranquil surroundings.

Chandelier available by separate negotiation

## Dining Area

Accessed from the living room, this entertaining space features custom shelving with cupboards below providing display space and additional storage.

## Kitchen

Tastefully designed fully fitted kitchen featuring wooden work surfaces on all three sides, eye-level cabinets and integrated washing machine and fridge freezer. Gas hob

and Bosch oven, one and a half porcelain sink with integrated draining board. Contrasting tiled splashback. Space for dishwasher.

## Study

Separate study area accessed from the entrance hall that provides a dedicated space ideal for home working.

## Landing

The spacious landing area again benefits from ample natural light and offers access to the upper bedrooms. Storage cupboard and access hatch to the floored and lit loft area.

## Bedroom One

Situated to the front of the property, this spacious and bright room features built-in wardrobes. This bedroom is part of a flying freehold.

## Bedroom Two

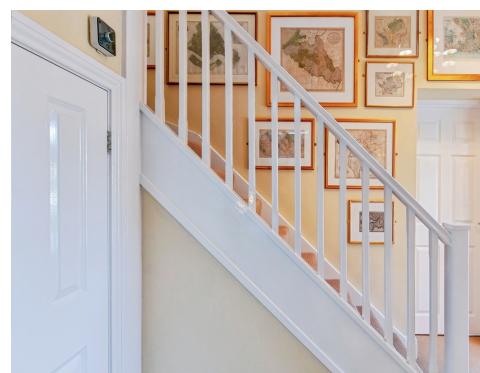
This good-sized room is situated at the front of property overlooking the courtyard.

## Bathroom

Stylishly finished with fully tiled walls and contrasting floor tiles. integrated sink with vanity and WC. Bath with shower above.

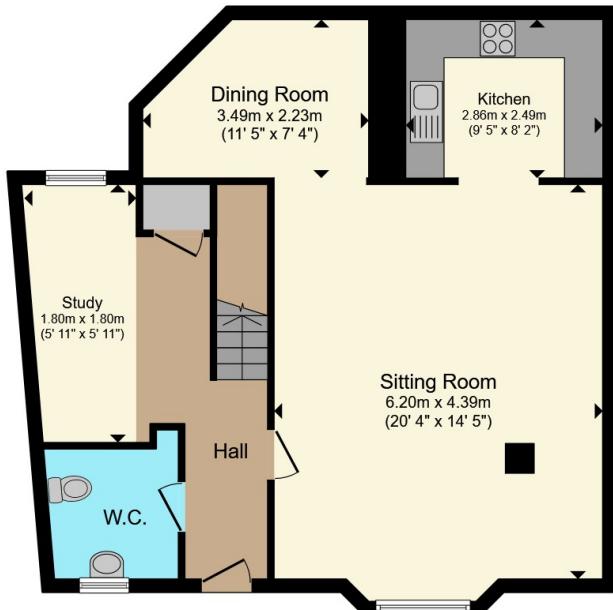
## Outside

The property is set in an idyllic natural setting with a formally laid courtyard to the front. The large communal garden opens onto a 15 acre field and has been sympathetically laid out to incorporate specimen trees already established within the grounds. Access to the Grand Union Canal towpaths further enhances the rural setting that the mews house benefits from.

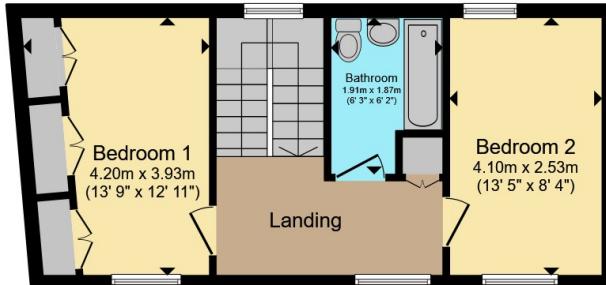








**Ground Floor**



**First Floor**

Total floor area 109.6 m<sup>2</sup> (1,179 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

**Connells**

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 MARKET HARBOROUGH LE16 7DS

EPC Rating:  
 Awaited

Council Tax  
 Band: E

Tenure: Freehold

view this property online [connells.co.uk/Property/MKH308227](http://connells.co.uk/Property/MKH308227)



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Property Ref: MKH308227 - 0010