

JAMES
SELICKS

The Hedgerows

STONTON WYVILLE, MARKET HARBOROUGH



One of a kind, single level barn conversion with 360° countryside views.

- Architect designed detached residence
- Approx. 3,200 sq. ft of versatile accommodation
- Four/five spacious bedrooms
- Impressive open-plan living/dining/kitchen space
- Vaulted ceilings with exposed timber beams
- Separate sitting room and additional reception/study
- Double garage with additional plant room and storage
- Private courtyard and landscaped gardens
- Far-reaching countryside views in a peaceful setting
- Solar panels cover 80% of hot water and heating costs

Accommodation

The property is approached via a central entrance hall, setting the tone for the light and airy accommodation beyond. At the heart of the home lies a stunning open-plan living, dining and kitchen area, designed for modern living and entertaining. This expansive space benefits from high vaulted ceilings with exposed beams, a beautifully appointed kitchen with central island, and direct access to the courtyard, creating a seamless indoor-outdoor flow. A separate sitting room provides a more intimate retreat, while an additional study or utility room offers flexibility for home working or family life. All pipes and power are installed should someone wish to use the room as a utility.

The bedroom accommodation is thoughtfully arranged to one side of the property, offering both privacy and practicality. The principal bedroom is particularly impressive, with generous proportions, dressing area and en-suite facilities. Further double bedrooms are well-served by additional en-suite and family bathroom facilities, all finished to a high standard. The layout lends itself perfectly to both family living and multi-generational use, with excellent versatility throughout.

Outside

Externally, the property is set within generous grounds, enjoying a high degree of privacy and uninterrupted countryside views. A beautifully designed central courtyard provides the perfect space for outdoor dining and entertaining, framed by the property's attractive elevations. Beyond, the gardens extend into open lawned areas, ideal for families or those seeking a peaceful rural lifestyle. A substantial double garage, along with additional loft storage and a plant room, further enhances the practicality of this exceptional home.

Sustainability

Approximately 80% of the heating and hot water costs are covered by the solar photovoltaic panels.

Location

Situated close to Cranoe Road enabling good access into the nearby villages The Langtons' which provide amenities such as pubs, shops and schools. Kibworth sits to the west which has a further range of amenities. The thriving market town of Market Harborough sits just over six miles distant to provide rail access to London St. Pancras in under an hour and more comprehensive amenities.





Tenure: Freehold

Local Authority: Harborough District Council **Tax Band:** G

Listed Status: Not Listed. Built 2023

Conservation Area: No

Services: The property is offered to the market with mains water, gas LPG-fired central heating, wet underfloor heating and photovoltaic panels. Drainage via a Klargester

Meters: Electric smart meter and a water meter

Broadband delivered to the property: Independent broadband provider

Non-standard construction: Believed to be of standard construction

Access Track: The cattle grid to the property gates is a shared responsibility between the owners of The Hedgerows and The Brudenell Estate

Wayleaves, Rights of Way & Covenants: Yes

Flooding issues in the last 5 years: No

Accessibility: One level dwelling

Planning issues: None our clients are aware of

Directional Note

Proceed out of market Harborough in a northerly direction. At the first roundabout take the B6407 heading to Melton Mowbray. Upon entering the village of Tur Langton take a right hand turn as signposted to Hallaton. At the crossroads to Stonton Wyville take a right down the track for 0.6 of a mile and the property may be identified by our for-sale board on the right-hand side.







The Hedgerows, Caudle View Lane, Market Harborough, LE16

Approximate Area = 2242 sq ft / 208.2 sq m

Garage = 829 sq ft / 77 sq m

Outbuilding = 138 sq ft / 12.8 sq m

Total = 3209 sq ft / 298 sq m

For identification only - Not to scale



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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.

