

Eightacre

MEDBOURNE, MARKET HARBPOROUGH

JAMES
SELLICKS

A rare and exciting opportunity to acquire at auction, a spacious four-bedroom detached property located in one of the county's most desired villages. With accommodation and a garden oriented to take advantage of views over its own pastureland and rolling countryside beyond, it offers a total plot of approximately 8.43 acres and is offered with no upward chain.

Reception hall • cloakroom • ground floor bedroom three • en-suite • further ground floor bedroom four • sitting room • dining kitchen • master bedroom • Jack and Jill bathroom • bedroom two • driveway • double garage • south-west facing gardens, plus orchard • store •
Approx total plot 8.43 acres • stunning countryside views • offered for sale with no upward chain

Accommodation

The property is entered via a uPVC double glazed front door into an elegant reception hall with bespoke Chinese slate flooring, housing two cloaks' cupboards and the return staircase to the first floor. A useful ground floor cloakroom provides a two-piece suite. Ground floor bedroom three has a window to the side elevation and provides loft access. Bedroom four has windows to the side and rear and an en-suite with a four-piece suite compositing a low flush WC, a double shower enclosure, panelled bath and a contemporary wash hand basin on a stand. There is a window to the rear, a heated chrome towel rail, inset ceiling spotlights, part tiled walls and tiled flooring.

The sitting room is cosy yet spacious, with bespoke Chinese slate flooring, ceiling coving, a feature cast iron fireplace with slate hearth and a gas living flame effect fire and enjoys a wealth of natural light from a window to the front elevation and French doors to the side overlooking the rear courtyard and land beyond. The dining kitchen has a door and windows to the rear and side elevations affording field views and boasting an excellent range of solid wood eye and base level units and drawers, ample preparation surfaces, tiled splashbacks and a ceramic sink and drainer unit with mixer tap over. Integrated appliances include a fridge, a Britannia cooker with extractor unit over and a Russell Hobbs microwave. There is a matching solid wood dresser with display cabinets and shelving, Chinese slate flooring and space for a dining table. The property benefits from a new Worcester Bosch gas boiler.

To the first floor is a galleried landing with a Velux window to the rear elevation. The generous master bedroom has a Velux to the front and a further window to the side yielding fantastic panoramic, field views and access to a Jack and Jill bathroom with a Velux window to the front, providing a four piece suite comprising panelled bath, low flush WC, pedestal wash hand basin and a double corner shower cubicle, a heated chrome towel rail, part tiled walls, tiled flooring and a door to the landing. Bedroom two is a spacious double, with a porthole window to the side and a Velux to the rear.

Outside

The property is approached via a driveway (owned by the property but with access rights for others) leading to a private driveway providing ample parking and access to a double garage with up and over doors, power, lighting, a personal door to the side and a further gravelled car standing area. Pretty south-west facing gardens with gravelled and paved patio entertaining areas, raised flowerbeds, a wooden store, fencing and post and rail fencing, orchard, leading onto its own superb 8 acres of pastureland, the brook being the boundary at one end and far-reaching views towards Slawston.







Tenure: Freehold
Local Authority: Harborough District Council
Tax Band: F
Listed Status: Not Listed
Conservation Area: Yes – Medbourne Conservation Area
Services: The property is offered to the market with all mains water & drainage and gas central heating
Broadband delivered to the property: FTTC
Construction: Believed to be of standard constructed
Wayleaves, Rights of Way, Easements & Covenants: Yes
Flooding issues in the last 5 years: No
Accessibility: Two storey dwelling. No modifications

Satnav Information: The property's postcode is LE16 8DT, and house name Eightacre and house number 54.

Location
 Medbourne, one of Leicestershire's most sought-after villages with a village shop, post office, pre-school, the Nevill Arms with its own café, Bowls Club and the Medbourne Sports Club offering tennis, football and cricket. There are many scenic walks, popular schooling at nearby Bringhurst and a wider range of amenities available in Uppingham and Market Harborough, with the latter just six miles away and providing a good selection of shops and supermarkets and mainline rail connections to St. Pancras in just under an hour.



Floor 1 Building 1



Floor 2 Building 1



Floor 1 Building 2

Approximate total area⁽¹⁾

2249.34 ft ²
208.97 m ²

Reduced headroom

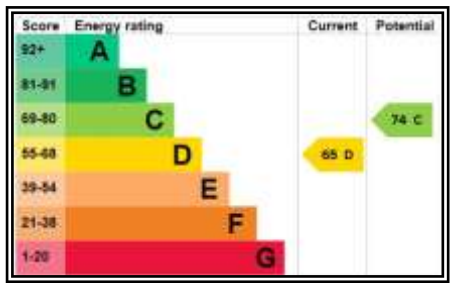
8.78 ft ²
0.82 m ²

(1) Excluding balconies and terraces

Reduced headroom
 — Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.



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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.



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