

4 Doddridge Road, Market Harborough, LE16 7NH



£700,000

Completely unique to the market and being offered through Adams & Jones with no upwards sale chain is 'Cobblestones', Market Harborough's historic former police station, presently a mid 19th century detached house with additional stable/coach house to the rear with fantastic potential for conversion to annex style accommodation. The house and coach house at the rear both require modernisation and redevelopment, the coach house having had historic planning permission to be turned into an additional annex style dwelling where works have begun in the past to keep the permission valid. As such this property offers huge development potential with a variety of uses, all sat within a generous plot and located within a stones throw of Market Harborough's fantastic town centre amenities.

Accommodation to the main house currently comprises entrance porch, hallway, ground floor WC, two receptions, kitchen, pantry, utility, outside WC, garden store, landing, four bedrooms, master en-suite shower room and main bathroom. The coach house sits at the rear of the plot and currently offers a stable/garage, tack room, additional ground floor room which was formally the police station's carriage room and three rooms to the first floor, two of which having formally formed the hay loft and one of which was historically the stray dog room. Outside the property is located on a sizeable plot with cobble stoned driveway and courtyard providing off-road parking for multiple vehicles and there is also a lawned rear garden area enclosed by brick wall and iron railings.

Service without compromise

MAIN HOUSE ACCOMMODATION

Entrance Porch

UPVC double-glazed double front entrance doors and windows to front aspect. Door through to hallway.

Hallway



Quarry tiled floor. Picture rail. Timber panelling to staircase. Radiator.

Ground Floor WC



Quarry tiled flooring. WC. Wash hand basin. Extractor fan.

Lounge 18'0" x 11'9" (5.49m x 3.58m)



Double-glazed bay window to front. Picture rail. Open fire. Radiator. Double-glazed sliding patio doors to conservatory.



ADAMS & JONES

Conservatory 11'3" x 10'4" (3.43m x 3.15m)



Double-glazed windows and roof.

Dining Room 16'5" x 11'8" (5.00m x 3.56m)



Window to front. Gas fire. Range of built in cupboards. Radiator.



Kitchen 10'8" plus door recess x 9'6" (3.25m plus door recess x 2.90m)



Window to rear. Fitted range of wall and floor mounted kitchen units. Space and plumbing for various appliances. Radiator.



Service without compromise

Pantry 9'4" x 4'7" (2.84m x 1.40m)



Single-glazed window to rear. Cold slab, and wraparound shelving.

Back Entrance Hall

Single glazed side entrance doors. Windows to both sides.

Utility 9'8" x 6'0" (2.95m x 1.83m)



Original fossil fuelled water heater. Stainless steel sink. Space and plumbing for washing machine.

Landing



Two loft hatches. Secondary-glazed window to front. Wall mounted gas fire Worcester central heating boiler. Airing cupboard housing hot water tank. Built-in storage cupboard.

Bedroom One 11'9" x 10'2" (3.58m x 3.10m)



Single-glazed window to front. Radiator.

En-Suite Shower Room 12'0" x 5'8" (3.66m x 1.73m)



Shower cubicle. Wash hand basin over storage unit. Radiator.

Bedroom Three 9'3" x 8'3" (2.82m x 2.51m)



Single-glazed window to rear. Radiator.

Bedroom Four 9'2" x 8'3" (2.79m x 2.51m)



Single-glazed window to rear. Radiator.

Bedroom Two 11'9" x 9'5" (3.58m x 2.87m)



Single-glazed window to rear. Radiator.

Bathroom 7'3"x 6'6" (2.21m x 1.98m)



Single-glazed window to front. WC. Pre-1900 Doulton wash hand basin. Radiator.

COACH HOUSE ACCOMMODATION



Originally the police station's stables and carriage rooms with hay loft over. We understand the 'coach house' was granted historic planning approval circa the late 1980's to convert the coach house into annex style additional dwelling to comprise garage, kitchen, lounge/diner, two bedrooms and bathroom. We understand that as the building works have been begun, this permission remains valid.

Stable/Garage 21'2" x 10'4" max (6.45m x 3.15m max)



Double timber vehicle access doors. Original equestrian flooring.

Tack Room 14'9" x 8'0" (4.50m x 2.44m)



Original stove fire. Built-in cupboards. Timber panelling to walls.



'Carriage Room' 19'1" x 11'2" (5.82m x 3.40m)



Single-glazed French doors to side. Single-glazed box bay window to front. Single-glazed front entrance door. Understairs storage cupboard.

Hay Loft Room One 15'3" x 10'4" (4.65m x 3.15m)



Double-glazed Velux skylight to rear. Window to front.

Hay Loft Room Two 15'3" x 7'4" (4.65m x 2.24m)



First floor door to front.

Hand-drawn ground floor plan of a house. The plan includes the following rooms and features:

- Entrance:** Located on the left side, with a note "TILES ON SCREEN ON 100mm x 150mm" and "on 100mm x 150mm x 10mm x 10mm".
- Passage:** A central hallway area with a note "RE LAMPS ONE NEW DOWN".
- Garage:** Located at the bottom left, with a note "WOODS BLENCHED BEAM OVER CEILING".
- Kitchen:** Located in the center, with a note "NEW FLOOR TO KITCHEN" and "LARGE TO NEW CEILING".
- Dining / Lounge:** Located on the right side, with a note "NEW STAIRS TO COMPLY WITH THE 1985 PART 2 NATIONAL BUILDING REGULATIONS".
- Pantry:** Located between the kitchen and dining/lounge, with a note "RE LAMPS ONE NEW DOWN".
- Staircase:** Located at the top right, with a note "NEW STAIRS TO COMPLY WITH THE 1985 PART 2 NATIONAL BUILDING REGULATIONS".
- Carport:** Located at the bottom right, with a note "CARPORT CARPORT 2.5m x 3.0m".
- Other features:**
 - "NEW CARPETS" in the entrance and passage.
 - "NEW CARPETS" in the dining/lounge area.
 - "NEW CARPETS" in the kitchen area.
 - "NEW CARPETS" in the garage area.
 - "NEW CARPETS" in the carport area.
 - "NEW CARPETS" in the passage area.
 - "NEW CARPETS" in the kitchen area.
 - "NEW CARPETS" in the dining/lounge area.
 - "NEW CARPETS" in the pantry area.
 - "NEW CARPETS" in the staircase area.
 - "NEW CARPETS" in the carport area.
 - "NEW CARPETS" in the passage area.
 - "NEW CARPETS" in the kitchen area.
 - "NEW CARPETS" in the dining/lounge area.
 - "NEW CARPETS" in the pantry area.
 - "NEW CARPETS" in the staircase area.
 - "NEW CARPETS" in the carport area.

OUTLET TO DORMER ROOF

CLASS III LEAD ON FLASHINGS; SOAKERS

LEAD COVERED FLAT ROOF OVER PORCH

WEAIGHT 1200 BALLYHAY TO EX DOORWAY

LEAD COVERED FLAT ROOF OVER PORCH

NEW ENTRANCE DOOR FRAME

NEW WINDOW SILL TO MATCH EX OPENING LIGHTS

NEW FLB GARAGE DOOR FRAME

SPEC FOR FLAT GARAGE FLOORING

front elevation

[illegible]

Roof

2 COURSE BLK 09C, HERE

FLAT ROOF EXTENSION

WORKING FLOOR IN

NEW GAS METER POST

NEW FLEX METER POST

2 COURSE BLK 09C

2 COURSE BLK 09C TO 2ND FLOOR

NEW FRENCH DOOR

NEW FRENCH WINDOW

2 COURSE BLK 09C TO 2ND FLOOR

side elevations

ROOFS RAISED UP LEAD ON 19mm EXT
EQUAL PLY ON NOTCHED FLOORING
ON SOX 125 FRAMING AT 400mm
TO CORNER ROOF SCAM COILING

OUTSIDE

Driveway And Courtyard



Access via timber double gates there is a cobblestoned driveway and central courtyard leading to the coach house which provides off-road parking for numerous vehicles. Iron railings and a gate lead into the rear garden. Garden Store.

Inner Courtyard



Just off the courtyard is a smaller courtyard with sunken historic water tanks and outside WC.

Rear Garden



Lawned with a variety of plant borders.





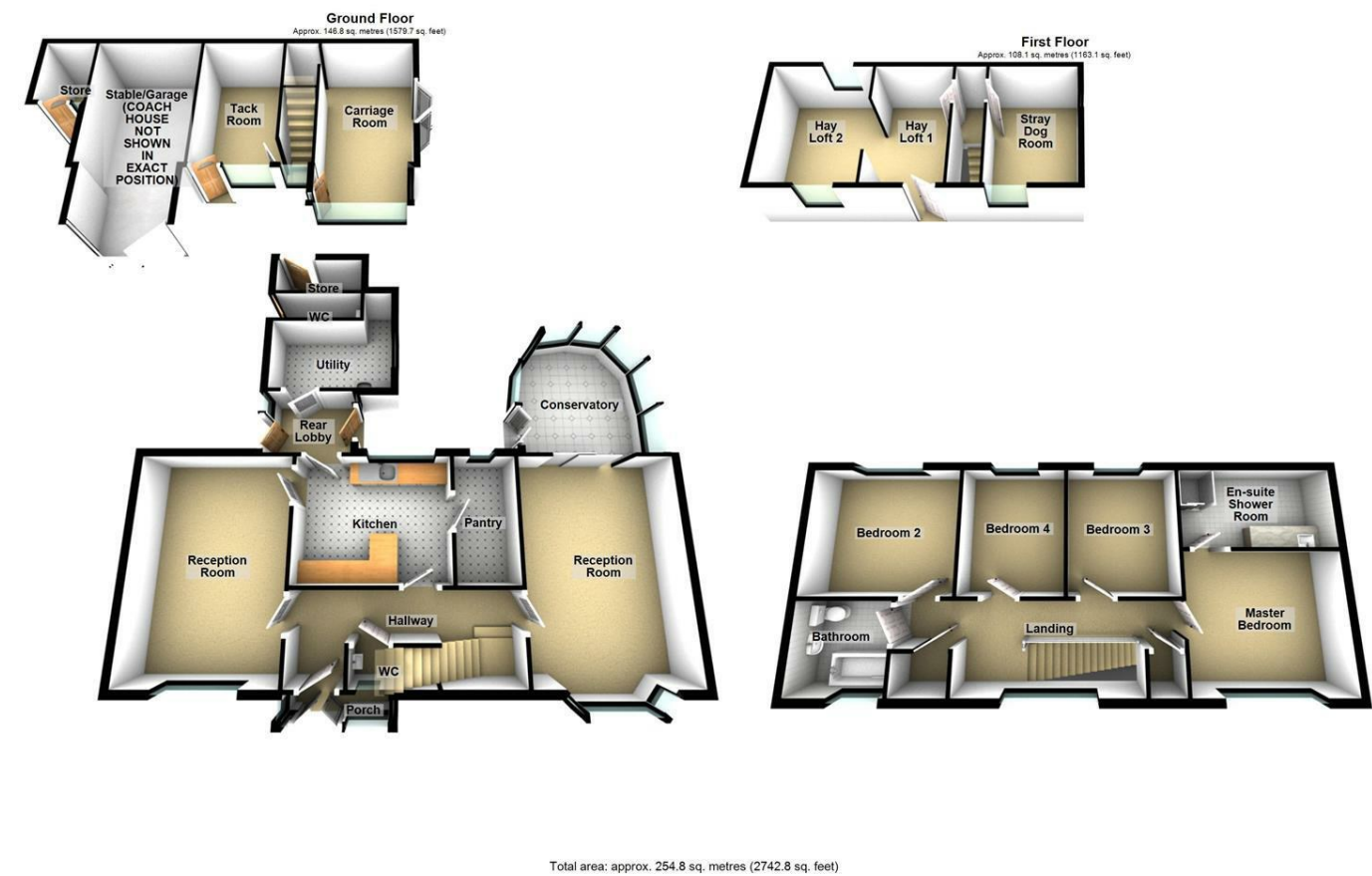
Rear Aspect



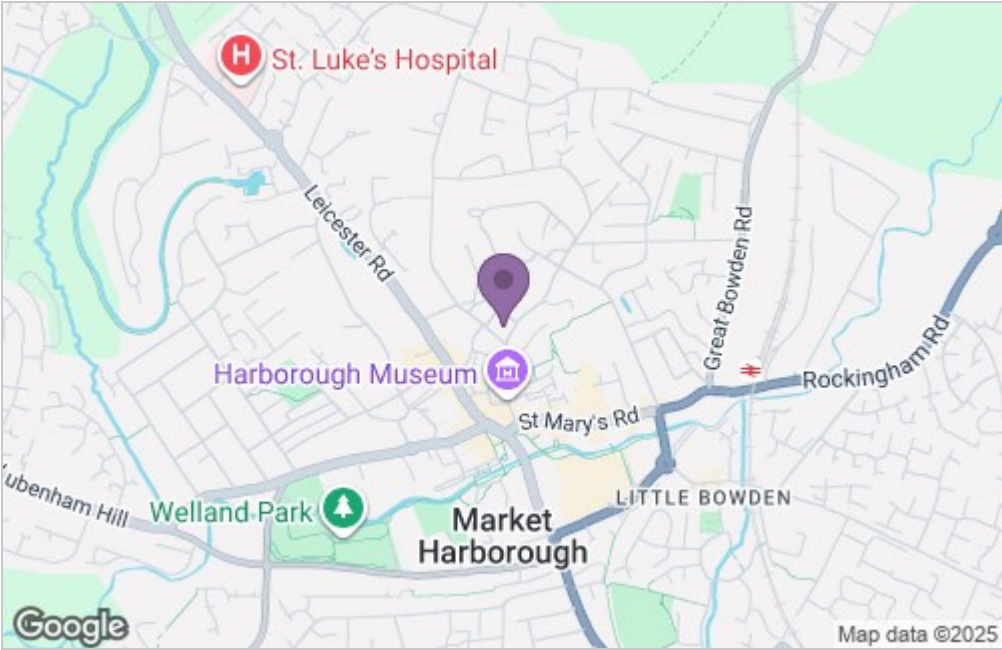
Additional Note

Located at various points in the courtyards and gardens are a variety of spare original brickwork, granite sets and roof tiles which were left for the benefits of the future renovation.

Floor Plan



Area Map



Energy Efficiency Graph

