



JAMES
SELICKS

STABLE COTTAGE

CLIPSTON, MARKET HARBOROUGH

Past meets present in this simply stunning, refurbished stable conversion. With three double bedrooms, off-road parking, a landscaped cottage garden enjoying a southerly aspect and with character period features combined with contemporary comforts it is ready for you to move into and call home.

Refurbished period stable conversion • Character features • Three double bedrooms • Reception/dining hall • Sitting room with log-burning stove • Re-fitted kitchen/diner • Re-fitted ensuite and shower room • Landscaped cottage garden • Off-road parking • Sought after village location •

Accommodation

This stunning stable conversion has undergone a complete renovation by the current owners, retaining many of its characterful period features while embracing the comforts of modern luxury living. Step through the stable-style door into the recently added porch, which offers space for your coats and shoes. Natural light floods through the skylight above while an open arch leads into the reception/dining hall with underfloor heating. You will immediately be struck by the sense of space owing to the high ceilings, a nod to its former past as a stable block. A versatile and flexible space which offers scope for use as a dining area or family room. Stairs sweep up in the corner, underneath an exposed beam, with a handy built in utility cupboard, with plumbing and space for a washing machine and dryer, while natural oak, barn style sliding doors lead through to the remaining rooms.

To the right is a cosy sitting room, again with high ceiling. A cast-iron log burning stove set within an exposed brick fireplace provides a cosy focal point for you to relax in front of, while a window and double French doors provide attractive views of the garden and an abundance of natural light. To the other side of the reception hall is the kitchen, re-fitted with a sleek range of contemporary shaker style units offering plenty of storage space, and natural wood work surfaces above with a ceramic Belfast sink and Quooker instant boiling water tap. Integrated appliances include dishwasher, double oven, induction hob and fridge/freezer with the added benefit of a walk-in pantry cupboard. This room also benefits from underfloor heating.

Upstairs the sense of space continues with three double bedrooms, the master bedroom featuring a re-fitted ensuite shower room. Plantation-style shutters, tongue and groove vaulted ceilings and exposed beams add to the character and charm of this home. The family bathroom has been re-fitted to provide a contemporary shower room with walk-in double shower cubicle, WC and wash hand basin.





Outside

The property is accessed via a shared entrance which leads to a gravelled drive with off-road parking for two vehicles. Step through the gate into the cottage garden which is sectioned with wood trellis. A gravelled and paved path with further paved seating terrace leads to the front porch, while beyond the trellis is a delightful, landscaped cottage garden with paved patio terrace and raised lawn enjoying a southerly aspect.

Location

Clipston is a thriving village close to the Leicestershire/Northamptonshire borders, which is well known for quality of countryside and historic links. The village offers a popular public house, well-regarded primary school and has easy access to Market Harborough which has a wide range of day-to-day amenities and the mainline railways station with links to St Pancras, London in under an hour.

Tenure: Freehold

Local Authority: West Northamptonshire

Tax Band: B

SERVICES: The property is offered to the market with all mains services and oil-fired central heating.

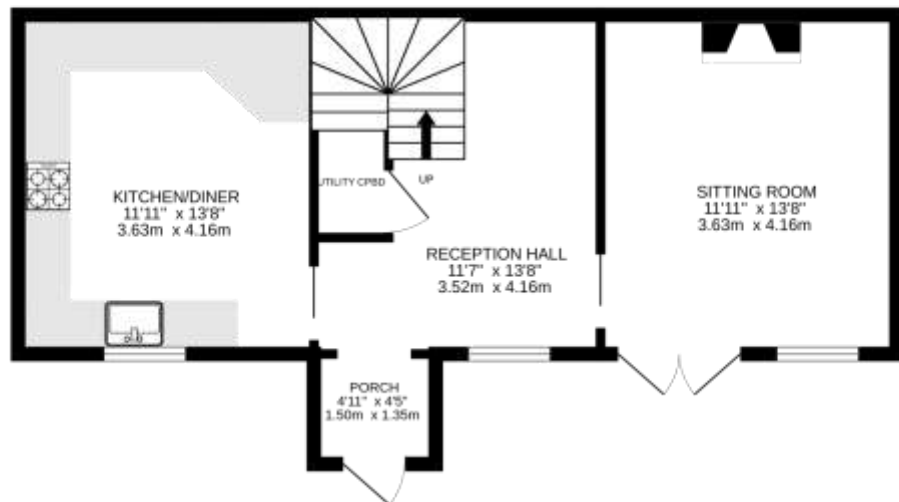
Satnav Information

The property's postcode is LE16 9RZ.

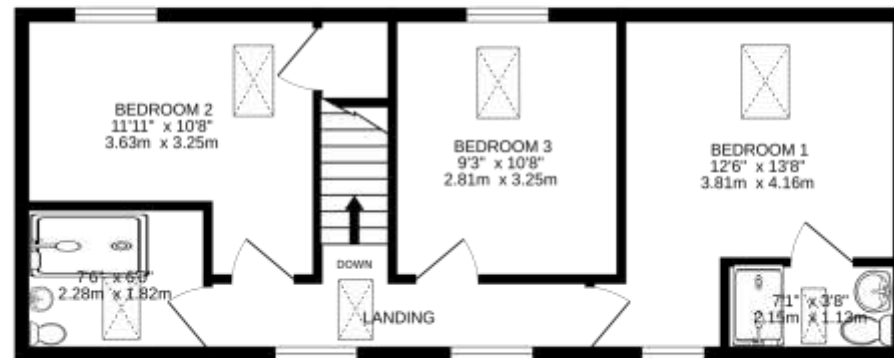




GROUND FLOOR
508 sq.ft. (47.2 sq.m.) approx.



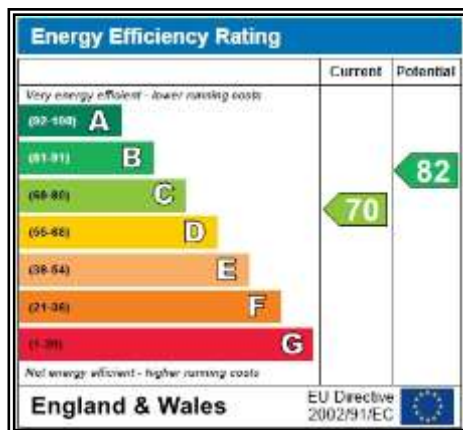
1ST FLOOR
506 sq.ft. (47.0 sq.m.) approx.



TOTAL FLOOR AREA : 1014 sq.ft. (94.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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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