

Hurfords

Church Bank, Great Easton, Market Harborough Freehold Offers Over: £400,000

# Key Features

3 1 F E

- Chain Free
- A Rare Village Gem with Over 100 Years of Family History
- Open Fire Place
- End Terrace
- Beautiful Views

Having been cherished by the same family for over 100 years, this is a truly special property and one that rarely comes to the market. Set in a beautiful position on Church Bank, immediately adjoining the village church, the property enjoys a wonderfully peaceful and picturesque setting, with far-reaching views across the surrounding countryside from the rear garden.

As an end-of-terrace property, the house benefits from an unusually generous plot and offers considerable potential to extend, subject to the necessary planning consents. There is also scope to modernise and personalise the existing accommodation, making this a fantastic opportunity for someone looking to create a home that is very much their own.

Importantly, however, this is a property that can be enjoyed from day one. It is comfortable and liveable as it stands, whilst offering exciting potential for the future.







On entering, a small entrance hall leads into the principal reception rooms. To the right is a particularly lovely main sitting room, which runs from the front to the rear of the property and benefits from a dual aspect, allowing plenty of natural light and providing a wonderful sense of connection with the garden and surrounding setting.

Across the hall is a second reception room, currently arranged as a dining room. This is a versatile space that could continue to serve as a formal dining room or be adapted to suit individual needs, whether as a family room, study or additional sitting room.

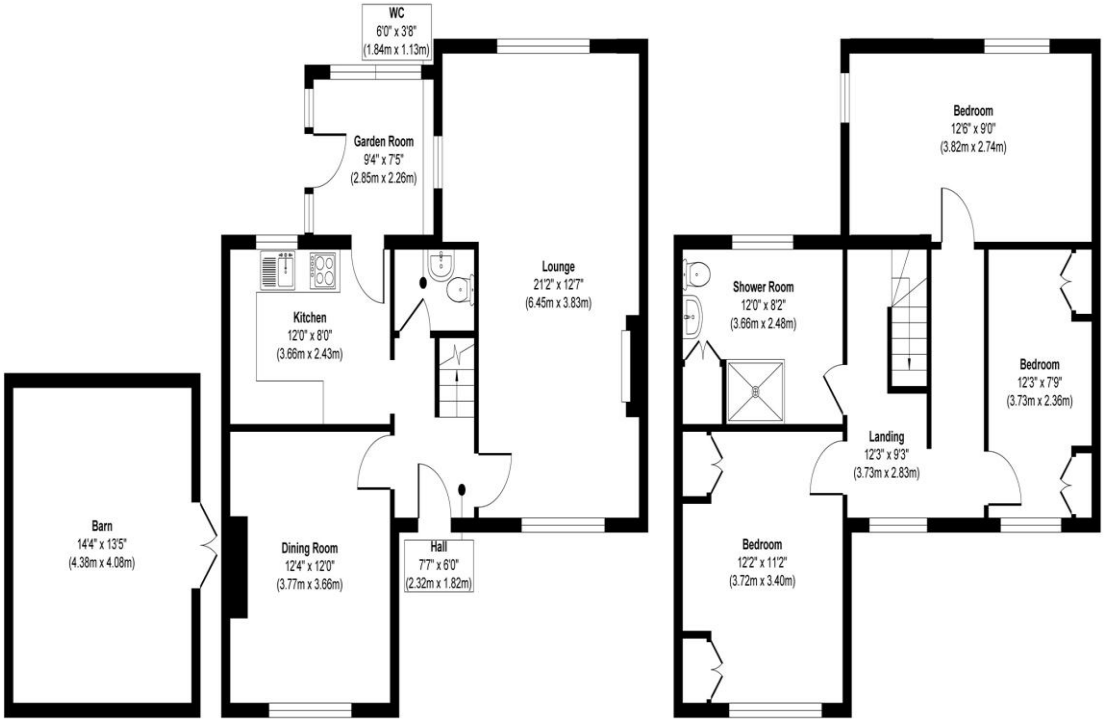
To the rear is the kitchen, with an adjoining lean to providing useful additional space, together with direct access to the garden. This practical area could lend itself perfectly to coats, boots and everyday family life, particularly given the wonderful rural surroundings.

The garden is undoubtedly one of the property's greatest assets. A real gem, it enjoys a lovely outlook over open farmland beyond and provides an unusually private and peaceful outdoor space. There is currently an area given over to growing vegetables, adding to the property's charming country character.





# Church Bank, Great Easton LE16 8SN
## Approximate Gross Internal Area
## Total ( Including Outbuilding ) = 1459 SQ FT / 136 SQ M




Outbuilding
Approximate Floor Area
192 sq. ft
(17.87 sq. m)

Ground Floor
Approximate Floor Area
683 sq. ft
(63.47 sq. m)

First Floor
Approximate Floor Area
584 sq. ft
(54.26 sq. m)

Illustration for identification purposes only, measurements are approximate, not to scale.

There is also a garage, which offers excellent potential for a variety of uses and, subject to the necessary consents, could potentially be transformed into a home office, studio or other ancillary accommodation. To the front, there is driveway parking, with the access being shared with the neighbouring property to allow access to their garage.

Upstairs, there are three good-sized bedrooms, together with a family bathroom. One of the property's more unexpected advantages is the excellent ceiling height throughout the first floor. Whilst the house has all the charm and proportions one would expect of a traditional cottage, the generous ceiling heights create a surprisingly spacious and airy feel.

The Village -

Great Easton is a highly regarded and much sought-after village, particularly popular with families and those looking for a strong sense of community combined with beautiful countryside surroundings.

The village has a wonderful community atmosphere and benefits from a well-regarded local school, a popular village pub, a charming coffee shop and a farm shop, providing those much-valued amenities that make village life so appealing. The historic church, attractive village setting and surrounding farmland add to its considerable charm, whilst the combination of community spirit, countryside living and everyday conveniences makes Great Easton a particularly desirable place to call home.

# Selling your property?

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The Property Ombudsman