

4 School Hill, Middleton, LE16 8YZ



£475,000

Rarely does a property of such unique charm and character come to the market as this beautiful cottage, originally three separate dwellings, now formed in to one spacious detached home. The property sits on a pretty little winding road in the picturesque village of Middleton with stunning country views and conveniently located between the towns of Market Harborough and Corby with their vast range of amenities and stations with direct links to London. Its beautifully presented accommodation is arranged in a fantastic upside-down manor in order to make the most of the breath-taking Welland Valley views and in brief to the ground floor comprises; entrance hall, three bedrooms, a stunning en-suite bathroom, shower room and study. To the first floor there's a lounge, dining room, sitting room and kitchen. Outside the property benefits from two separate driveways to provide off road parking for at least five cars, a pretty cottage rear garden, a utility/laundry room, office and garden store. This property is a wonderfully unique opportunity and Adams & Jones must insist on a viewing in person for it to be appreciated fully.

Service without compromise

Entrance Hallway



Composite double-glazed front entrance door. Cupboard housing electrics and 'Ideal' central heating boiler. Parquet flooring. Staircase leading up to sitting room.

Master Bedroom 11'5" approx x 8'5" (3.48m approx x 2.57m)



UPVC double-glazed window to rear. Drawer units. Understairs cupboard. Radiator.



Master En-Suite Bathroom 13'0" approx x 8'6" (3.96m approx x 2.59m)



UPVC double-glazed windows to rear and side aspects. UPVC double-glazed rear entrance door leading out to the rear garden. Exposed stone wall. WC. Wash hand basin. Spa bath. Shower cubicle. Extractor fan. Kamdean flooring. Heated towel rail.



Bedroom Three 11'8" max into recess x 8'5" approx
(3.56m max into recess x 2.57m approx)



UPVC double-glazed window to rear. Built in cupboard.
Radiator.

Bedroom Two 11'9" approx x 10'6" (3.58m approx x
3.20m)



UPVC double-glazed window to front. Radiator.

Study 13'9" approx x 10'3" (4.19m approx x 3.12m)



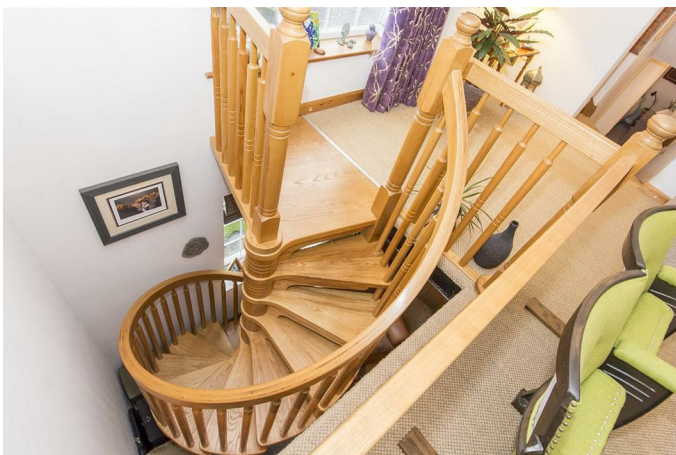
UPVC double-glazed window to front. Built in media unit. Radiator. Tiled flooring. Spiraled bespoke staircase leading up to lounge.



Shower Room



Opaque UPVC double-glazed window to front. WC. Wash hand basin. Shower cubicle. Italian tiling to walls. Karndean flooring. Radiator.



Lounge 19'4" x 13'5" approx (5.89m x 4.09m approx)



UPVC double-glazed window to front with views across the Welland Valley. UPVC double-glazed window to rear. Exposed stone wall. Electric fire with smoke effect. Two radiators.



Dining Room 19'8" x 12'0" approx (5.99m x 3.66m approx)



UPVC double-glazed window to front with views across the Welland Valley. UPVC double-glazed window to rear. Open fire. Two radiators.



Sitting Room 11'9" x 10'4" max (3.58m x 3.15m max)



UPVC double-glazed window to front with views across the Welland Valley. Airing cupboard. Radiator.

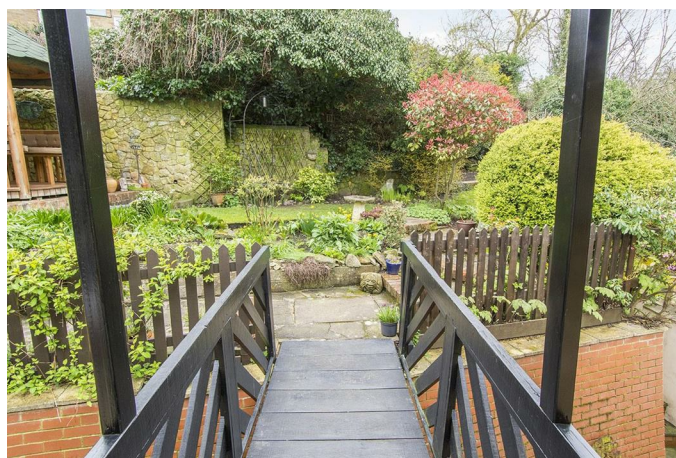
Kitchen 11'9" x 8'6" approx (3.58m x 2.59m approx)



UPVC double-glazed window to rear. Composite double-glazed stable door. Fitted range of wall and floor mounted units. Electric double oven. Gas hob with extractor hood. Space and plumbing for dishwasher. Space for fridge. Tiled walls, Karndean flooring. Spotlights to ceiling. Radiator.



Rear Garden



Sunken pathway leading along the rear of the property from the entrance passageway with a fantastic timber bridge over bridging the top tier of the garden to the top

ADAMS & JONES

floor kitchen. Steps leading up to the main garden which is mainly laid to lawn with a variety of plant beds and borders and a Julian Christian timber garden room.



Service without compromise



Office Outbuilding 9'5" x 6'6" (2.87m x 1.98m)



Two UPVC double-glazed windows. Timber entrance door. Power connected.

Brick Store

Located at the side of the garden with lighting.

Additional Side Garden

Variety of shrubs inset with gravelled seating area.

Front

Small front garden areas with shrubs inset. Door into passageway which leads through into the rear garden with a store room off measuring 7'2" x 4'2" with lighting.

Driveway One



Located in front of the property on the opposite side of the road and providing off road parking for approximately four cars.

Utility/Laundry Room



Located at the side of the garden, attached to the house, but accessed from outside with a range of floor mounted units with work top over and sink inset. Space and plumbing for washing machine and dryer. UPVC double-glazed window to side. Radiator. Additional storage cupboard off with space for fridge/freezer. Additional UPVC double-glazed window.

Driveway Two



Located at the side of the property and laid to gravel with side entrance into rear garden.

Middleton Village

Middleton is a village and civil parish in North Northamptonshire close to the county boundary with Leicestershire. It is just to the west of Corby Town Centre with around 140 shops and stores, leisure facilities and eateries.

To the other direction, it is approximately 15 minutes drive to Market Harborough market town.

Middleton has villages of Cottingham and East Carlton as neighbours.

The village has a community shop, village hall and primary school.

It is a 10/15 minute drive to Corby, Kettering and Market Harborough railway stations, all of which have direct lines into St Pancras Station, London.

The A14 – connecting to the A1/M1 and M6, is just a 15 minute drive away.

Middleton is part of the Welland Valley and a short walk to East Carlton Park via the Jurassic Way pathway. The park has 102 acres of park and woodland and is a favourite with dog walkers and families, having well established trees, a playpark, cafe and cricket club.

Not For Prospective Buyers

Upon acceptance of an offer, all buyers will need to undertake an identification check for which there will be a charge of £50+VAT per person (non-refundable). These checks are completed to meet our obligations under Anti Money Laundering Regulations (AML) and are a legal requirement.

Floor Plan

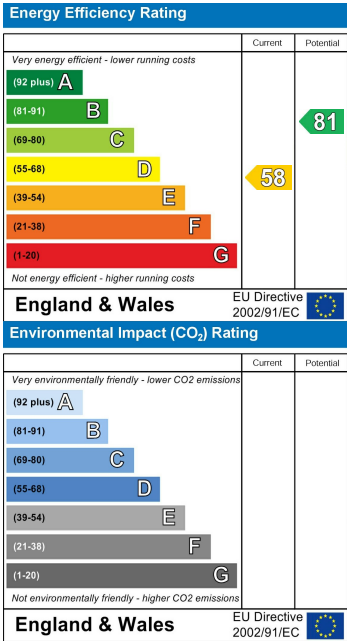


Total area: approx. 166.2 sq. metres (1789.2 sq. feet)

Area Map



Energy Efficiency Graph



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