



The Old Laundry

HALLATON, MARKET HARBOROUGH

JAMES
SELICKS

An attractive and deceptively spacious village residence occupying a delightful position within the highly regarded village of Hallaton. Enjoying exquisitely south facing established gardens together with versatile accommodation extending to approximately 2,360 sq. ft, the property combines characterful charm with practical family living, all set within one of south Leicestershire's most desirable rural settings.

Spacious village home extending to approximately 2,360 sq. ft • Located within the sought-after village of Hallaton • Four bedrooms including generous principal suite • Dining hall • Large sitting room with wood burning stove • Drawing room • Superb Vale conservatory • Breakfast kitchen • Useful store • Utility room • Bathroom, Ensuite shower room plus ground floor cloakroom • Beautiful mature gardens with countryside views • Character features and versatile accommodation throughout •

Accommodation

The property is entered via a welcoming and bright dining hall which leads through to the principal reception spaces. The dual aspect dining hall offers an excellent entertaining space connecting conveniently to the kitchen.

The breakfast kitchen is fitted with a range of shaker style units with ample granite preparation spaces, a gas Aga, separate electric cooker, and room for informal dining. A useful utility room provides additional cupboard storage, access to the Worcester boiler and in turn a practical laundry room. Leading from the kitchen, a substantial Vale Conservatory enjoys panoramic views across the garden and provides an excellent additional living and entertaining area with direct access outdoors.

A separate dual aspect sitting room provides an additional reception area with beams, double height ceiling and a log burner set within a brick chimney breast creating a wonderful focal point to a charming and cosy room. Stairs give access to the first-floor galleried landing.

The impressive drawing room to the rear of the property is a particularly attractive room featuring exposed beams, a log effect gas fire and a triple aspect flooding the room with an abundance of natural light creating an inviting atmosphere. It boasts views and French doors to, the simply stunning south facing gardens, creating an inviting atmosphere. Completing the ground floor accommodation is a guest cloakroom/WC.

To the first floor, the spacious galleried landing leads to four bedrooms and has an airing cupboard housing the immersion heater. The principal bedroom enjoys three fitted double wardrobes and spectacular countryside views, together with an ensuite shower room. The remaining bedrooms are all well-proportioned and served by a family bathroom, with bedrooms two and three benefitting from fitted wardrobes. The layout offers flexibility for family living, guest accommodation or home working.

Outside

The south facing gardens are a true feature of the property, beautifully established and predominantly laid to lawn with mature trees, and boasting over twelve varieties of fruit tree to include peach, apricot, mulberry and quince. Flowering borders are well stocked, thoughtful planted to create year-round interest in a peaceful and private setting and provides an ideal space for outdoor dining and entertaining whilst enjoying views of surrounding greenery.

The property occupies an attractive position within the village and benefits from a charming frontage together with useful external storage and a highly appealing overall plot.

Location

Hallaton is a highly sought-after and vibrant village, renowned for its strong sense of community and enviable location. Ideally positioned between the charming market towns of Market Harborough, Oakham, and Uppingham, it also enjoys convenient access to the regional centre of Leicester to the north. Market Harborough offers an excellent selection of independent shops, everyday amenities, and mainline rail services to London St Pancras, with a journey time of under an hour.





The area is exceptionally well served by highly regarded schools at both primary and secondary level, with Hallaton Primary School just moments away. Sporting and leisure pursuits abound in Hallaton and nearby Medbourne, while the village itself boasts two welcoming public houses, a parish church, a village hall, and recreational grounds. Surrounded by some of Leicestershire's most picturesque countryside, Hallaton offers endless opportunities to explore scenic bridleways and footpaths.

Tenure: Freehold

Local Authority: Harborough District Council

Listed Status: Not Listed. Built c1860

Conservation Area: Yes, the property is located within Hallaton's Conservation Area

Tax Band: F

Services: The property is offered to the market with all mains services, gas-fired central heating and solar panels which provide cheaper electricity on sunnier days and an average income per annum of £750. Aga is gas fired

Loft: Boarded and insulated

Meters: Electric and gas smart meters and a water meter

Broadband delivered to the property: FTTC

Non-standard construction: Believed to be of standard construction

Wayleaves, Rights of Way & Covenants: Yes

Flooding issues in the last 5 years: No

Accessibility: Two storey dwelling

Planning issues: The paddock to the rear of the property has had three applications refused for the erection of two dwellings. There is an appeal in progress (as of 13 May 2026). Application references: 24/01588/FUL, 23/00341/FUL, 19/01675/FUL, www.harborough.gov

Satnav Information: The property's postcode is LE16 8UJ, and house number 43



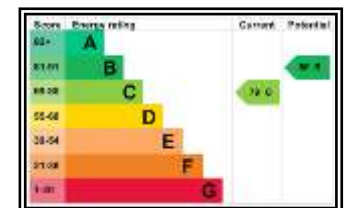




The Old Laundry, Hallaton, Market Harborough, LE16

Approximate Area = 2360 sq ft / 219.2 sq m (excludes void)

For identification only - Not to scale



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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.

