

Middle School House

ILLSTON ON-THE-HILL, LEICESTERSHIRE

JAMES
SELICKS

MIDDLE SCHOOL HOUSE



Occupying a delightful position within the heart of the highly regarded village of Illston-on-the-Hill, Middle School House is a charming period terraced home offering excellent potential for cosmetic improvement and modernisation. Enjoying generous gardens extending to approximately 0.17 acres and backing onto open countryside, the property combines character features, spacious accommodation and a wonderfully peaceful rural setting. The accommodation extends to approximately 904 sq. ft. and includes two bedrooms, two reception rooms and a gally kitchen, making it an exciting opportunity for buyers seeking a character home with scope to add value.

Charming period terraced cottage in sought-after village setting • Approximately 904 sq. ft. of accommodation • Two well-proportioned bedrooms • Spacious sitting room with feature fireplace • Separate dining room ideal for entertaining • Kitchen overlooking the garden • First floor bathroom • Large rear garden • Total plot approx. 0.17 acres • Scope for refurbishment and cosmetic enhancement throughout • Backing onto open countryside with attractive rural outlooks • New windows and boiler

Accommodation

The property is entered via a welcoming hallway with staircase rising to the first floor and access into the principal reception rooms. The sitting room is a comfortable and bright space with dual front-facing windows and an attractive fireplace providing a focal point to the room. Beyond, the separate dining room offers excellent proportions for formal dining or family living and leads through into the kitchen at the rear.

The kitchen itself is arranged in a galley style with a range of fitted units, extensive work surfaces and windows overlooking the rear courtyard and garden beyond. While functional, the space offers clear potential for enhancement or possible reconfiguration, subject to the necessary consents. Throughout the ground floor there are a number of retained character features and an appealing sense of space and natural light.

To the first floor are two bedrooms and the family bathroom. The principal bedroom is a particularly generous double room enjoying pleasant views over the surrounding gardens, whilst the second bedroom provides an ideal guest room, nursery or home office. The bathroom is fitted with a three-piece suite and, similar to the remainder of the property, presents an excellent opportunity for updating to a purchaser's own taste and specification.

Outside

The property enjoys a lovely frontage set behind established hedging with a pathway leading to the front entrance. To the rear is an enclosed courtyard terrace providing a pleasant seating area directly accessed from the kitchen, together with useful brick outbuildings/storage.

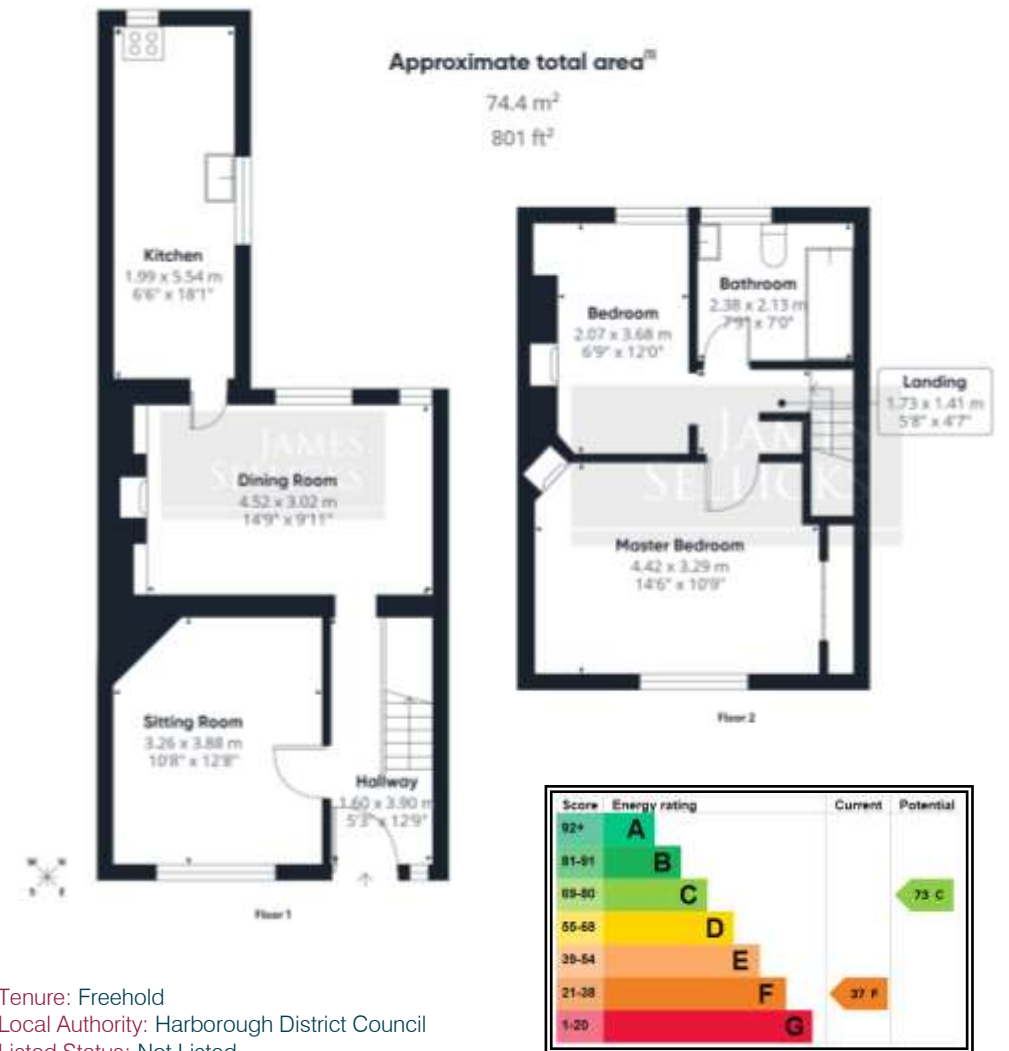
Beyond the courtyard lies the property's most impressive feature, a substantial mature rear garden extending to approximately 0.17 acres. Predominantly laid to lawn and bordered by mature trees and hedging, the garden offers a high degree of privacy and a wonderful backdrop of open countryside. The size of the plot offers excellent potential for landscaping, gardening enthusiasts or possible future extension potential, subject to the necessary planning permissions.

Location

Illston On The Hill is a small village and parish lying seven miles north of Market Harborough. The village has a strong sense of community with a strong farming heritage and a population in the 2011 Census at 179. The main road into the village is a dead end creating a relatively traffic free environment. The village has a small public house, popular with the villagers' and a parish church.







Tenure: Freehold

Local Authority: Harborough District Council

Listed Status: Not Listed

Conservation Area: Yes - Illston on the Hill

Tree Preservation Orders: Any trees at the property would be subject to a TCA (Tree in a Conservation Area)

Tax Band: C

Services: The property is offered to the market with all mains services and electric heating. New boiler recently installed

Meters: Electric smart meter 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. Restrictive covenants and shared access rights. HMLR

Title documents available on request.

Flooding issues in the last 5 years: No

Accessibility: Two storey dwelling. No modification for accessibility

Planning issues: None our clients are aware of

Satnav Information The property's postcode is LE7 9EG and house name Middle School House

Market Harborough Office
13 Church Street
Market Harborough
LE16 7AA
01858 410008
mh@jamesselicks.com

Leicester Office
01162 854 554

Oakham Office
01572 724437

jamesselicks.com

Please follow us on Instagram:

 [@jamesselicksmarketharborough](https://www.instagram.com/jamesselicksmarketharborough)

#teamsellicks

Important Notice

James Sellicks for themselves and for the Vendors whose agent they are, give notice that:

1) The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of, an offer or contract. Prospective purchaser(s) and lessees ought to seek their own professional advice.

2) All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and their details are given in good faith and believed to be correct. Any intending purchaser(s) should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

3) No person in the employment of James Sellicks has any authority to make or give any representation or warrant, whether in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Vendors.

4) No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let or withdrawn.

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.

