

MAGNOLIA HOUSE, WEST LANGTON HALL

WEST LANGTON, LEICESTERSHIRE



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Magnolia House, West Langton Hall

West Langton Road,
West Langton,
Leicestershire LE16 7TY

A spacious, wonderfully situated stable conversion in this exquisite location, formally the stables to the historic West Langton Hall.

- Grade II Listed stable conversion
- Two reception rooms and conservatory
- Three bedrooms
- Ensuite to master and family bathroom
- Detached double garage
- Splendid gardens
- Parkland setting
- Easy access to Market Harborough
- Scenic walks on the doorstep
- Easy access to mainline rail station and Market Harborough

ACCOMMODATION

Magnolia House is a spacious and well-arranged stable conversion, enjoying a parkland setting adjacent to the historic West Langton Hall. Grade II Listed and providing a wealth of character and charm that comes with this, Magnolia House has the security provided by this delightful courtyard setting, yet with privacy provided by a lovely private garden, with a driveway to the rear leading to a detached garage.

This lovely property is entered from the courtyard into a splendid dining room with a Herringbone Oak floor and windows to the front and rear providing a light room. A cloakroom is situated adjacent to the staircase which leads to the first floor accommodation.

The main sitting room has great character provided by an open fire with exposed beams over. A window to the front overlooks the courtyard and French doors lead to a garden room with quarry tiled floor and an insulated ceiling and double glazed windows and French doors overlooking the rear garden.

The kitchen has a range of handmade cabinetry providing ample storage space in eye and base level cupboards with Corrian work surfaces. A laundry/utility room off provides additional cupboards, coats hanging space and a stable door to the rear garden.

A staircase and landing gives access to the bedroom accommodation. The main bedroom has a window to the front and rear and has an ensuite bathroom with marble counters, shower cubicle, wash hand basin and WC. The next bedroom has an excellent range of fitted wardrobes and cupboards and an interesting ceiling with original structural beam work and roof light. Bedroom three has a window to the front and is served by the principal bathroom with shower enclosure, wash hand basin and WC.

OUTSIDE

Outside is a delightful communal courtyard space, designed and planted to provide year round interest. To the rear is a delightful garden with terraces for entertaining, lawned areas with shrub borders. It has a detached garage conveniently situated to the rear, with private parking for three vehicles.

LOCATION

West Langton is a small rural hamlet laying some nine miles south of Leicester City Centre and four miles from the market town of Market Harborough, both offer a wide range of recreational, leisure and shopping amenities and mainline railway stations into London St Pancras.

West Langton is situated in the heart of Leicester high country, famed for the scenery and unspoilt rolling countryside. The area provides access to some of the county's most sought after schooling, both in the state and private sector with Church Langton village school, Stoneygate, Leicester Grammar, Oakham and Uppingham all within a sensible commute.

WEST LANGTON HALL

Langton Hall is a stunning Grade II Listed country house, which has been sympathetically developed into luxurious properties and provides security, tranquillity in a most attractive setting in twenty acres of private and accessible parkland with delightful dog walks, scenery and rural ambience. There is an annual fee paid to Langton Hall Management Company for the estate which is approximately £900 per annum. The new owner becomes a shareholder of The Langton Hall Management Company.

DIRECTIONAL NOTE

Proceed out of Market Harborough via the A6 Leicester Road in a northerly direction, taking the third exit at the roundabout as signposted to The Langtons. Continue along the B6047, taking the second left hand turn. Upon entering the village of West Langton take the first right hand turn into the grounds of West Langton Hall. Delightful grand entrance through the gravelled driveway, past the hall where Magnolia House is signed on the left in the quadrangle.





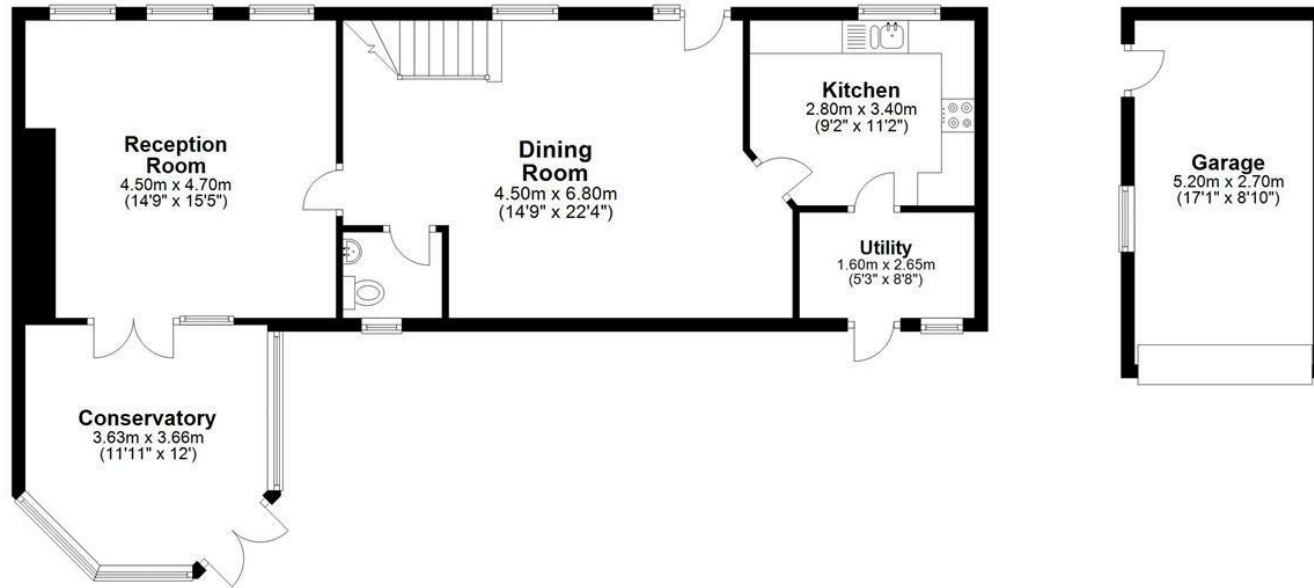
**Magnolia House, West Langton Hall, West Langton Road, West Langton, Market
Harborough, Leicestershire, LE16 7TY**

Total Approx Gross Internal Floor Area 1513.00 sq ft

Measurements are approximate. Not to scale. For illustrative purposes only.

Ground Floor

Main area: approx. 76.9 sq. metres (828.1 sq. feet)
Plus garages, approx. 14.0 sq. metres (151.1 sq. feet)



First Floor

Approx. 63.7 sq. metres (685.3 sq. feet)



Main area: Approx. 140.6 sq. metres (1513.5 sq. feet)

Plus garages, approx. 14.0 sq. metres (151.1 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.
Plan produced using PlanUp.



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Measurements 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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