



BLACKBERRY COTTAGE

— HORNINGHOLD —



On the outskirts of the ancient village of Horninghold, character and charm emanate from the detached former farmhouse of Blackberry Cottage.

FARMHOUSE WARMTH

Wrapped up in landscaped, horticulturalist-designed gardens, this sunny home is set on Belchers Hill as it rises up out of the village below, providing Blackberry Cottage with elevated views over the surrounding fields.

Pull onto the driveway, with parking for two cars in front of the garage. A side door from the driveway leads into the modern extension, or make your way to the wooden gate at the front of the home, guiding you along the pretty front garden towards a canopy porch entrance.



WELCOME HOME

A latched door from the porch opens into the dining room, where the high ceiling indicates the heritage of the home. With a fire crackling in the log-burning stove, enjoy a Sunday roast in this cosy room.



FEAST YOUR EYES

From here, make your way to the spacious kitchen, where tiles extend underfoot in this bright room served by multiple windows, and featuring a wealth of farmhouse-feel white cabinetry, perfect for storage. Admire views out over the garden to the rear and fields to the front.

A door from here leads to the rear lobby and a room currently serving as a study, with views out across the rear garden and access into the integral garage.



FOLLOW THE FLOW

A latched door lifts to a serene sitting room. Large windows deliver light in and views out to the garden. A red brick hearth and wooden surround encase a log-burning stove, issuing warmth and welcome in inclement weather.

Next, light streams into the garden room, where double doors connect to the flower-filled rear garden. Enjoy morning coffee and afternoon tea in this brightly lit and relaxing room.



SOAK & SLEEP

Make your way upstairs, turning left at the divide to arrive on the landing with a bathroom through a wooden latched door on the left. Tiled in white to the walls, a bath with showerhead attachment, heated towel radiator, separate shower, wash basin and lavatory are set upon slate coloured floor tiles.

Two further bedrooms with quirky arches and alcoves await on this side, one currently used as a dressing room and another with sunset views over the garden and countryside. A large walk-in linen closet with substantial storage is also found here.



Retracing your steps across the landing, take the stairs up to the principal suite, where windows framing countryside views draw light in from front and rear, while an ornamental fire adds character. Refresh in the en suite shower room.





GARDEN OASIS

Outside, borders brimming with flowers infuse the garden with colour, surrounding the lush green lawn. Mature shrubs and trees, a small wildlife pond and a kitchen garden bring you closer to nature. Dine al fresco on the large patio outside the garden room or soak up the warmth of the sauna with its original Finnish woodburning stove.



What the owners love...

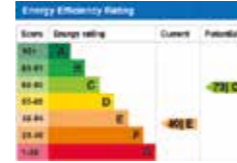
“We love the quiet spot, wildlife and watching the sun rise and set. There is lots of wildlife in the garden; our oasis with newts, frogs and birds including pheasants. It is a lovely, cosy home in the colder months.”



THE FINER DETAILS...

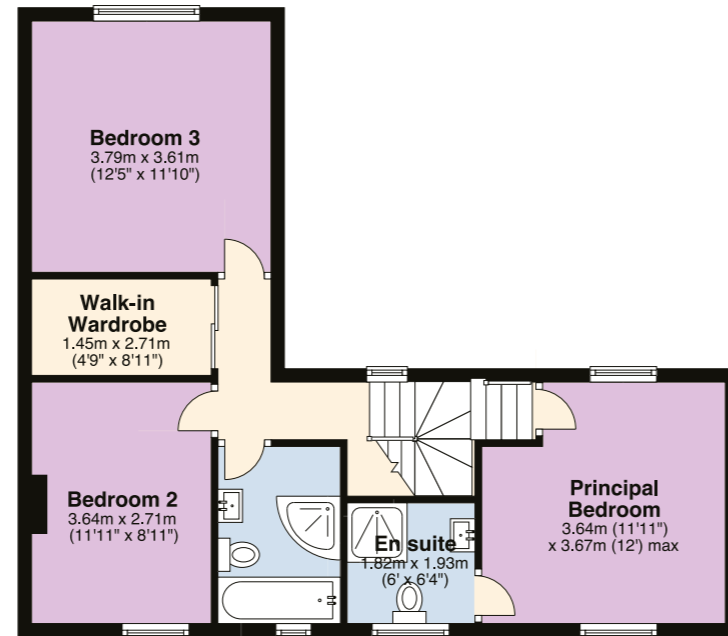
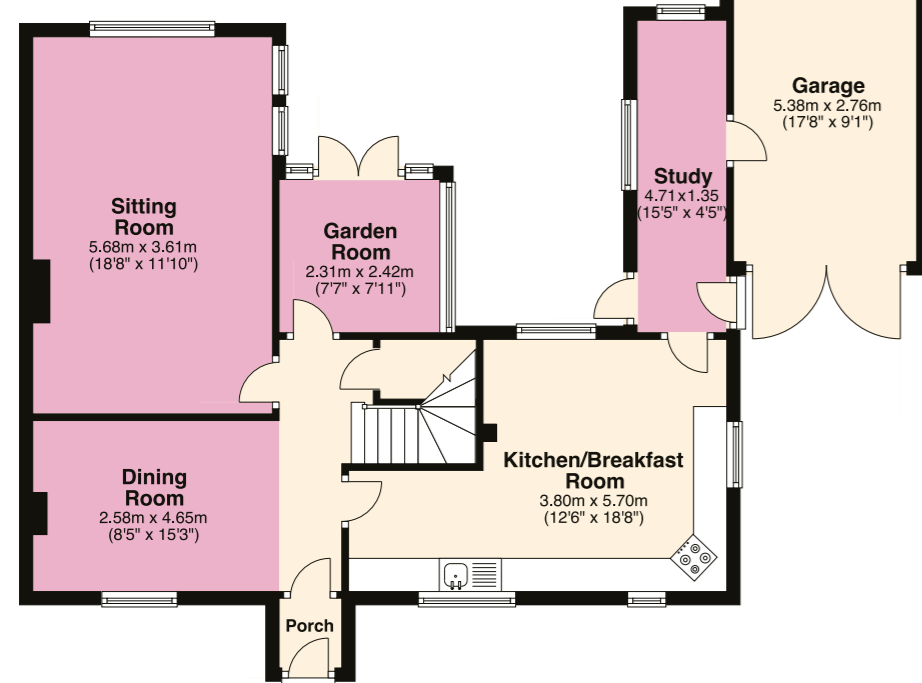
Freehold
 Constructed 1900s
 Plot approx. 0.1 acre
 Oil central heating
 Mains electricity and water
 Septic tank
 Harborough District Council,
 tax band B
 EPC rating E

Ground Floor: approx. 99.1 sq. metres
 (1066.4 sq. feet)
 First Floor: approx. 57.7 sq. metres
 (620.7 sq. feet)
 Total area: approx. 156.7 sq. metres
 (1687.1 sq. feet)



Ground Floor

First Floor



NEAR AND FAR

Head into Horninghold, a historic village over one thousand years old, mentioned in the Domesday book. Spy St Peter's Church, a remarkable example of 12th century architecture with an active community feel, regularly hosting garden parties and other engagements.

Close to the market town of Uppingham, perfect for shopping, dining and schooling – home to the independent Uppingham School – there is much on offer for all ages close by. Oakham market town is also within easy reach.

After school and at weekends, there are plenty of leisure facilities close by, with a tennis club and cricket club at

Medbourne, to the golf and squash facilities at Market Harborough. Uppingham School Sports Centre offers an excellent gym and swimming pool with a variety of exercise classes to choose from. Explore the local area on foot, with a public footpath running across the fields to Blaston and to Horninghold.

Rutland Water is within easy reach, while Eyebrook Reservoir is on the doorstep; a popular birdwatching spot offering a range of activities and walking trails.

Sate your appetite and quench your thirst in the local pubs in the nearby villages of Hallaton, Medbourne, and Great Easton.

Commute with ease into London's St Pancras Station from Corby or Market Harborough.



LOCAL DISTANCES

- Uppingham** 5 miles (12 minutes)
- Corby** 9 miles (18 minutes)
- Market Harborough** 10 miles (21 minutes)
- Oakham** 11 miles (20 minutes)
- Kettering** 15 miles (28 minutes)
- Leicester** 18 miles (35 minutes)

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