



# LANGTON FARMHOUSE



FOXTON



In an idyllic and tranquil setting near the Grand Union Canal and the iconic swing bridge in the Leicestershire village of Foxton, welcome to 18th Century, Grade II listed, Langton Farmhouse.



## A WARM WELCOME

Stepping inside this historic home, you're greeted by a wealth of original features from the terracotta quarry tiling underfoot to the sturdy beams overhead. A cosy wood burner set within the inglenook fireplace offers a welcoming ambience. Windows to two sides bathe the atmospheric room in natural daylight.



# RURAL CHARM

Stripped pine doors feature throughout, and the country chic charm of the home continues into the spacious, beamed kitchen. A window overlooks the driveway to the side and a handy door provides easy access after a walk around the village and neighbouring countryside. There's plenty of storage in here with the Rangemaster oven taking centre stage, flanked by characterful red brickwork.

To the rear, a practical lobby area offers more great storage, and there's a guest cloakroom here too. A stable door tempts you out from the lobby into the garden.





## FAMILY FRIENDLY FLOW

From the kitchen, step beneath a sturdy beam to discover the light and bright garden room. A vaulted ceiling, cosy wood burning stove and two sets of French doors create a space to enjoy in all seasons.

Retracing your steps into the dining room, a stripped pine door and a series of brick steps descend to the cellar – a brilliant spot to retrieve a bottle of wine as you entertain your family and friends in style.

Finally, sense the rural history of this 18th Century farmhouse in the spacious sitting room located to the front of the farmhouse, where a beamed ceiling and an off-set fireplace with gas fire brings contemporary comfort.

## AND SO TO BED...

Langton Farmhouse has four double bedrooms located over the next two floors, and ascending the stairs to the large landing, a second staircase beckons you to explore the first two bedrooms. Well sized and located to either end, a charming family bathroom sits in the centre of the landing.



Returning to the first floor and turning right, a characterful and large bedroom sits to the front with original wide wooden floorboards and fitted wardrobes. A wood panelled shower room is adjacent to here.

The appealing and tranquil principal suite has an enviable dressing room and en suite bathroom. Revive body and soul in your own luxurious, spa-style sanctuary with rolltop, clawfoot bath and separate shower. Create a beautifully calm and restorative space with enveloping bath linens, fresh blooms and gently scented bath bubbles.



## THE GREAT OUTDOORS



Outside, the leafy, garden wraps around two sides of the home and is zoned into a secluded lawned garden with a great sized terraced area perfect for al fresco dining. With raised herbaceous borders to one side, the pathway hugs the home and guides you to a courtyard garden next to the French doors of the garden room.

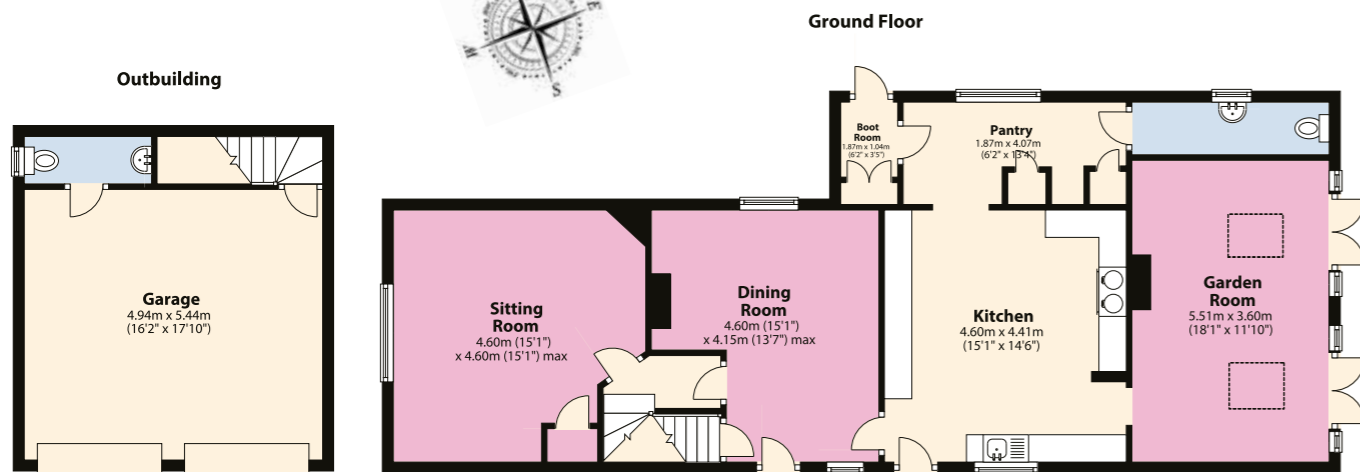
A garden gate opens onto the driveway and double garage. A door from the garden provides convenient access into the garage where you'll find a ground floor cloakroom and steps to the large office above.

## THE FINER DETAILS

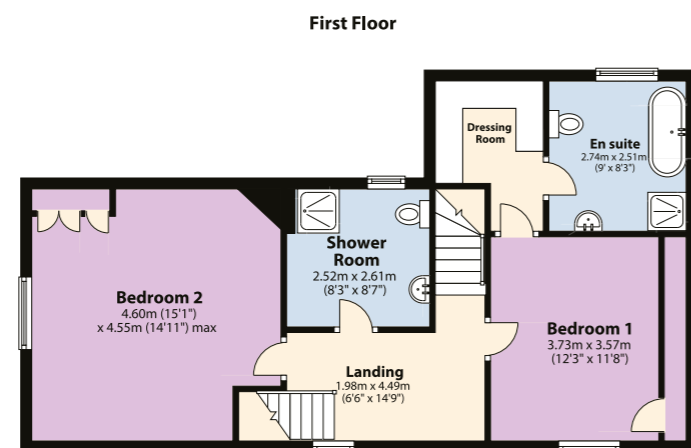
Chain free  
Freehold  
Detached  
Constructed 1730  
Grade II listed  
Conservation area

Gas central heating  
Mains electricity, water and sewage  
Harborough District Council,  
tax band G  
Driveway with right of access

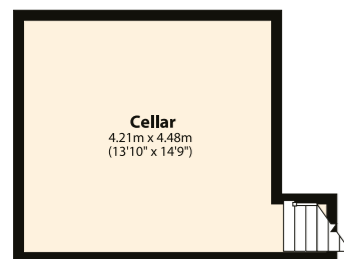
Ground Floor: approx. 96.1 sq. metres (1034.1 sq. feet)  
First Floor: approx. 63.9 sq. metres (688.0 sq. feet)  
Second Floor: approx. 54.0 sq. metres (581.7 sq. feet)  
Outbuilding: approx. 32.1 sq. metres (345.9 sq. feet)  
Outbuilding First Floor: approx. 22.9 sq. metres (246.4 sq. feet)  
Cellar: approx. 19.7 sq. metres (212.3 sq. feet)  
Total area: approx. 288.8 sq. metres (3108.4 sq. feet)



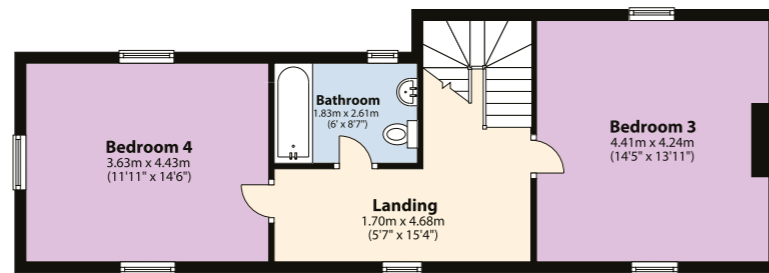
**Outbuilding First Floor**



**Cellar**



**Second Floor**



## ON YOUR DOORSTEP

Take a leisurely stroll to the swing bridge and follow the tow path of the Grand Union Canal to admire the unique series of ten stepped locks, part of the Grade II listed site of Foxton Locks. Sitting on 34 acres of natural green spaces, Foxton Locks attracts walkers, birdwatchers and families alike. Pay a visit to the historic Canal Museum to learn about Foxton's fascinating history, take a boat trip along the canal or drop into the Top Lock Cottage café for tea and cake, or enjoy a pub lunch at the Foxton Locks Inn.

Foxton's vibrant and welcoming community is well-supported with a primary school, church, tennis court, active village hall and various societies and committees open to all. Enjoy

getting together with friends over dinner and drinks at one of the village's two pubs, The Black Horse and the Shoulder of Mutton, both just a few minutes' walk.

Recently voted one of the best places to live in The Sunday Times Best Places to Live guide, the nearby market town of Market Harborough has a delightful range of shops, restaurants and coffee shops amidst its charming architecture and historical landmarks.

Quality schooling is in abundance in the area, with independent and state schools in Market Harborough, Uppingham, Leicester and Kettering.

Road and rail links are excellent with nearby Market Harborough Railway Station offering connections to London in under an hour, while the A14 and A47 connect to all the historic towns and cities this wonderful part of the country has to offer, ensuring you never feel far from the beaten track.

## LOCAL DISTANCES

**Market Harborough** 4 miles (10 minutes)  
**Corby** 14 miles (23 minutes)  
**Leicester** 14 miles (34 minutes)  
**Northampton** 22 miles (47 minutes)  
**Birmingham** 48 miles (1 hour)

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Langton Farmhouse, 51 Swingbridge Street, Foxton, Market Harborough LE16 7RH



To view please call the team on  
01572 497 070 | [team@pelhamjames.co.uk](mailto:team@pelhamjames.co.uk) | [pelhamjames.co.uk](http://pelhamjames.co.uk)