



UPPER HOUSE

MAIN STREET, GREAT BOWDEN, LEICESTERSHIRE, LE16 7HD

PRICE GUIDE £2,250,000

ANDREW GRANGER & CO

LEICESTER • LOUGHBOROUGH • MARKET HARBOROUGH • LONDON

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A handsome and substantial 8 bedroomed 19th Century detached country residence of character, having the advantage of a self contained cottage, extensive outbuildings and paddock land, enjoying spectacular southerly views over open countryside on the fringes of the highly sought after south east Leicestershire village of Great Bowden.

Upper House, a former hunting box, occupies a delightful backwater setting, discreetly approached via a pair of wrought iron security gates and a long gravelled driveway which sweeps around the front of the house, set within gardens and paddock land extending to approximately 2.5 acres.

The sympathetically restored and stylishly extended accommodation is arranged over three floors, and retains a wealth of period features. With a gross internal floor area of approximately 6,750 sq ft, the beautifully presented interior includes four wonderful reception rooms and a spectacular open plan living kitchen and adjoining family room. On the upper two floors are 8 double bedrooms and 6 bath/shower rooms.

Approached via a secondary gated entrance and extensive courtyard, the predominantly two storey outbuildings include a substantial former barn and coach house offering potential for a variety of uses, subject to planning, extending to approximately 2,340 sq ft gross. There is also a double garage, further open fronted garage and a self contained 2 bedroomed cottage with its own enclosed gardens.

LOCATION

Great Bowden is one of south east Leicestershire's most desirable villages with beautiful adjoining open countryside, and yet lies only a short distance from the thriving town centre of Market Harborough, which offers a comprehensive range of shopping and supermarket facilities, bars, restaurants, cafes, schools, bus services, a theatre and leisure centre. Great Bowden itself has a local shop and delicatessen together with tea rooms, and there is a fine church, village hall, primary school, public house and recreational and leisure amenities. For the commuter, Market Harborough has mainline rail services to London St Pancras in about an hour, the M1 is accessible at junction 20, and the A14 lies to the south.

ACCOMMODATION IN DETAIL

Approached via a distinctive stone arched porch entrance, a panelled entrance door opens into the reception hall with oak boarded flooring and attractive staircase off with tall arched window to the half landing, and fitted cloakroom/w.c. There are three principal reception rooms including a magnificent drawing room with wide sash bay window overlooking the gardens, ornate high corniced ceiling and attractive fireplace. The dining room is of excellent size with oak boarded flooring and a feature open fireplace with tiled hearth, and the games room also has a large sash bay window to the front, panelled walls and ornate fireplace.



The spectacular open plan living kitchen was recently fitted with bespoke units by Alexander Lewis with solid granite working surfaces including an impressive central island and breakfast bar, fabulous range of built-in appliances and a gas fired Aga. Two archways open into a large semi-circular shaped family room with its high vaulted ceiling and exposed beams, with six arched double windows enjoying views over the gardens incorporating two French double doors leading out to a paved sun terrace providing wonderful entertaining space.

Also to the ground floor is a utility room, boot room and spacious study.

BEDROOM ACCOMMODATION

Located off a spacious landing are 4 double bedrooms including a superb master suite with wide sash bay window overlooking the grounds and countryside beyond, with a panelled door leading through to a luxury fitted en-suite bathroom with feature free standing bath and walk-in shower area, together with adjoining dressing room. A large guest bedroom has an en-suite shower room, and the 2 further double bedrooms are served by a beautifully appointed Jack & Jill shower room. On the upper floor off a spacious galleried landing with tall arched window are 4 further double bedrooms, two with en-suite shower rooms, the other served by a superb Victorian style family bathroom.

THE GARDENS

The gardens are located to the side and front of the property with sweeping lawned areas, wide variety of trees and shrubs, a raised sun terrace, Ha-Ha and timber summer house. A wooden five bar gate leads through to the paddock with post and rail fencing backing onto fields, with a variety of mature trees.

OUTBUILDINGS

Secondary double security gates with side pedestrian gate open into an extensive courtyard providing excellent off road parking and access to a large recently built double garage with remote control up and over doors. The outbuildings include a substantial two storey brick and slate barn and former coach house with gross internal floor area of approximately 2,340 sq ft, having 3 phase electrics, and offering potential for a variety of uses, subject to planning. There is also a large open fronted garage with inspection pit. The self contained cottage is constructed of brick and slate and includes a lounge, dining kitchen, 2 first floor double bedrooms, bathroom and shower room, together with a private enclosed garden.

FIXTURES & FITTINGS

Fixtures and fittings mentioned in these particulars are included in the sale - all other items regarded as owners fixtures and fittings may be removed.



ENERGY PERFORMANCE CERTIFICATE

Awaiting EPC E

COUNCIL TAX

Council Tax Band - For further information contact Harborough District Council 01858 828282

STAMP DUTY RATES

Note To Buyer: Stamp Duty Land Tax Rate

Up to £125,000 Zero

The next £125,000 (the portion from £125,001 to £250,000) 2%

The next £675,000 (the portion from £250,001 to £925,000) 5%

The next £575,000 (the portion from £925,001 to £1.5 million) 10%

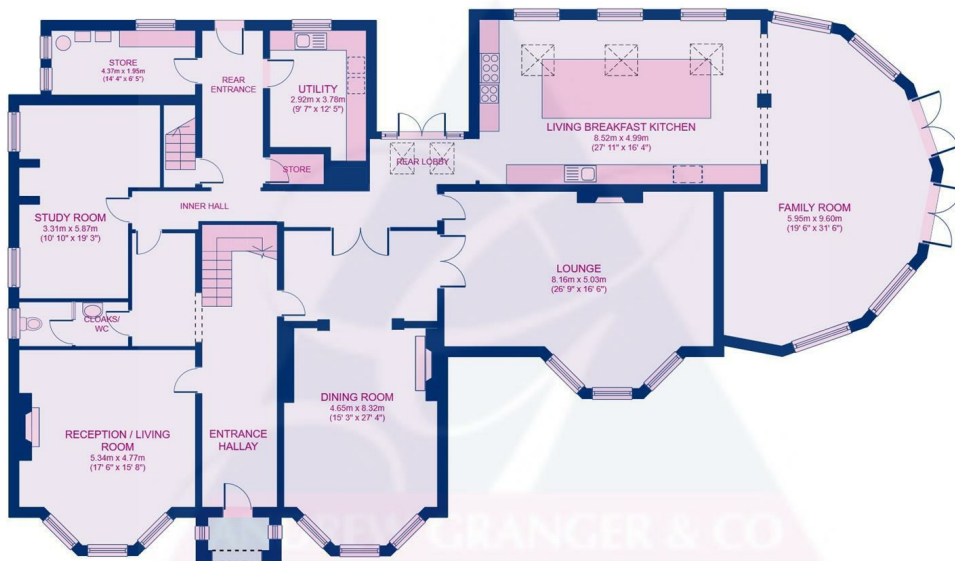
The remaining amount (the portion above £1.5 million) 12%

A further 3% will be payable on the whole amount if this is an additional property to one that you already own.



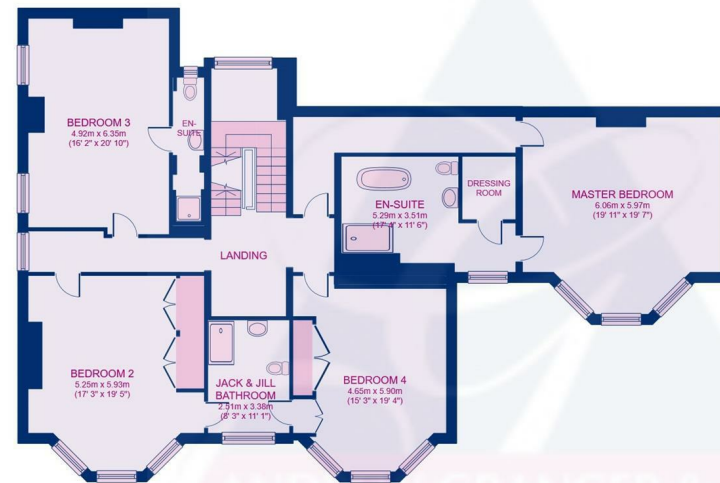






Ground Floor

Floor Area (Gross Internal) 315.0 sq. m. (3,391 sq. ft.) approx



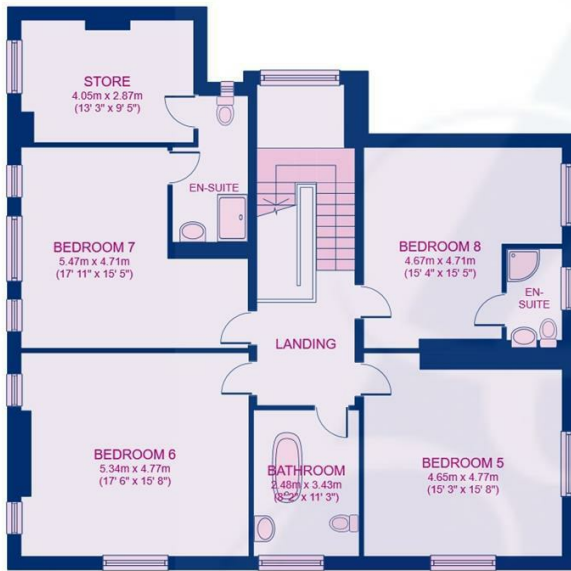
First Floor

Floor Area (Gross Internal) 188.0 sq. m. (2,024 sq. ft.) approx

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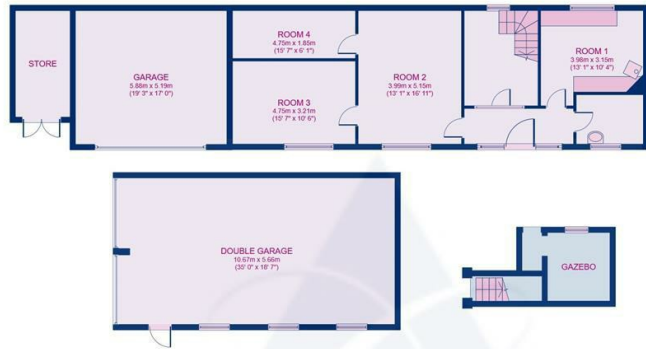


Second Floor

Floor Area (Gross Internal) 138.0 sq. m. (1,485 sq. ft.) approx

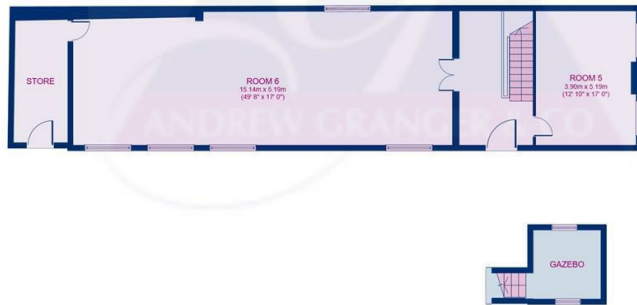
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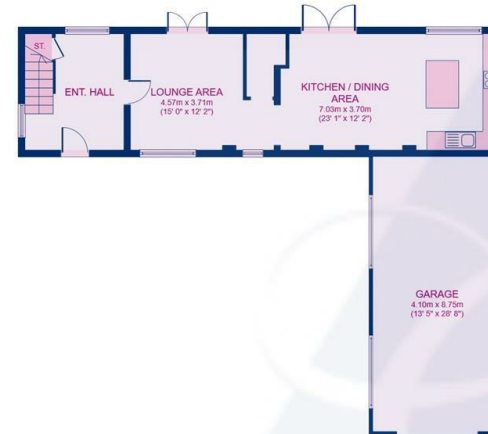
Out Buildings Ground Floor

Floor Area (Gross Internal) 183.0 sq. m. (1,970 sq. ft.) approx



Out Building First Floor

Floor Area (Gross Internal) 125.0 sq. m. (1,345 sq. ft.) approx



Cottage Ground Floor

Floor Area (Gross Internal) 57.0 sq. m. (614 sq. ft.) approx



Cottage First Floor

Floor Area (Gross Internal) 57.0 sq. m. (614 sq. ft.) approx

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Call 01858 431 315

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