



STONE HOUSE  
HALLATON, MARKET HARBOROUGH



## Stone House

Hallaton  
Market Harborough

GUIDE PRICE: £395,000

A surprisingly spacious Grade II listed stone fronted cottage which has been beautifully extended to the rear and carefully refurbished retaining many original features, charm and character, situated in heart of the sought after Welland Valley village of Hallaton.

Breakfast kitchen | Sitting room | Dining room |  
Snug | Three double bedrooms | Family  
bathroom | Walled west facing rear garden |  
Prime village location |

### ACCOMMODATION

The property is entered through a timber door into an entrance hall with original terracotta tile flooring and cloaks hanging. To the left is the sitting room which has a sash window to the front elevation, a feature fireplace with stone surround and log burner inset. This room has bespoke engineered oak flooring and built in storage cupboards and shelving to the chimney breast recesses. To the right is the dining room which also benefits from a sash window to the front and an attractive period cast iron fireplace with decorative tiling.

The entrance hall leads through to a snug, which has a window to the rear and also enjoys a cast iron log burner with stone hearth. Off the snug is a good sized walk in storage cupboard with shelving, a downstairs WC with under stairs storage and a door concealing the stairs to the first floor. The snug in turn gives access to the breakfast kitchen which is a fantastically light room by virtue of an impressive vaulted ceiling with glazed roof panels, two windows to the rear overlooking the garden, two windows to the side and bi-folding doors leading to a paved patio area. The

kitchen boasts a good range of base level cupboards and drawers with work surfaces over, a one and a half bowl stainless steel sink with drainer, a Neff stainless steel five ring gas hob with extractor hood over and a Neff double oven and grill. There is also space and plumbing for a dishwasher and an American style fridge freezer. The downstairs accommodation is completed by a utility room off the kitchen benefiting from a further range of eye and base level cupboards with work surfaces over, a stainless steel sink with drainer and space and plumbing for white goods.

Stairs rise to the first floor landing which has an airing cupboard with shelving off housing the Valliant boiler and hot water cylinder. The master bedroom and second bedroom both have sash windows to the front and loft access above. The master bedroom also has a feature cast iron fireplace. The third bedroom has a window to the rear overlooking the garden and also enjoys an ornate cast iron fireplace. The family bathroom with two windows to the rear completes the accommodation and comprises of a bath with shower attachment, a WC, wash hand basin, heated towel rail and glazed shower enclosure.

### OUTSIDE

Stone House is set back from the road behind a low level box hedge with front garden and paved path leading to the front door. The rear west facing walled garden has paved patio areas and is mainly laid to lawn with herbaceous flower beds. The property enjoys a right of way over the two adjoining properties gardens, providing access back to the front.

### LOCATION

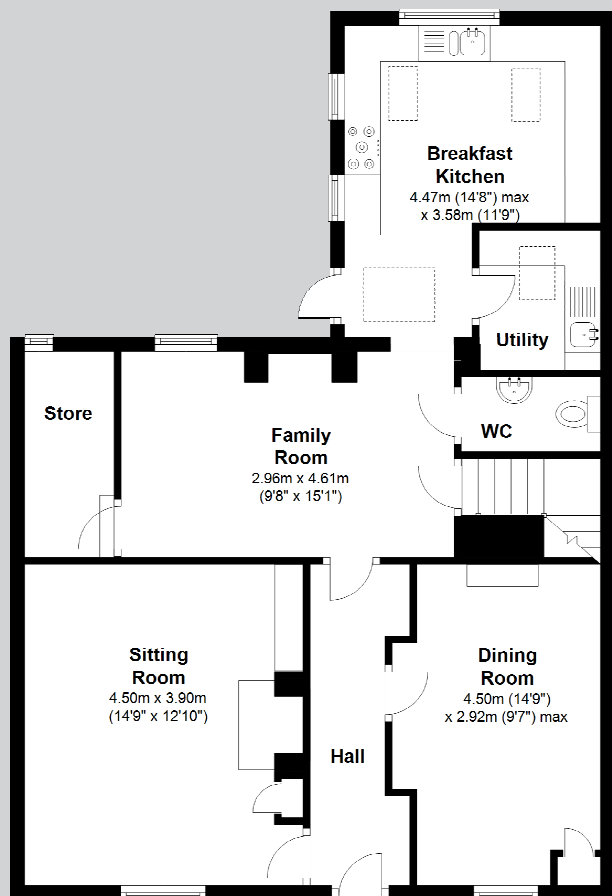
Hallaton is an extremely well regarded village lying to the east of Leicestershire, close to the Leicester/Rutland borders. The village is a fascinating mix of period property and more modern infill, and has a strong sense of community with a popular pub, parish church and primary school. Hallaton is set amongst some of the finest rolling Leicestershire countryside and provides ease of access to the market towns of Market Harborough, Uppingham and Oakham as well as Leicester city centre to the west. The area is particularly well served by popular schooling in both the private and state sectors.





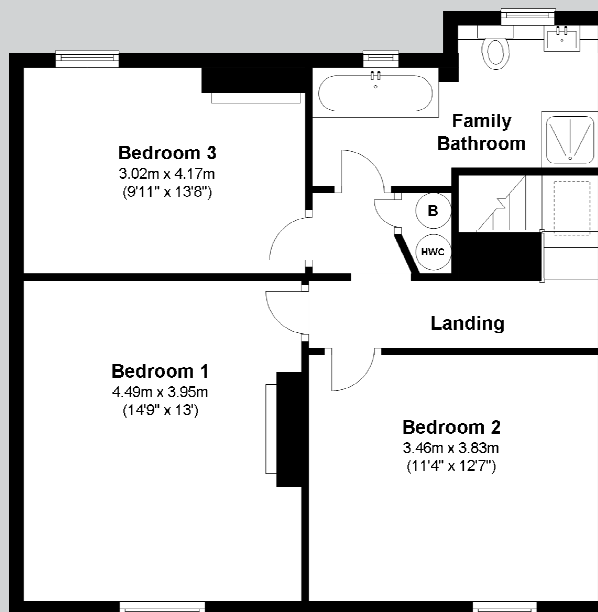
## Ground Floor

Approx. 76.5 sq. metres (823.8 sq. feet)



## First Floor

Approx. 61.4 sq. metres (661.0 sq. feet)



Total area: approx. 137.9 sq. metres (1484.8 sq. feet)

This floor plan is not to scale. They are for guidance only and accuracy is not guaranteed. Plan was produced by ADR Energy Assessors  
Plan produced using PlanUp.

### DIRECTIONAL NOTE

Proceed out of Market Harborough in a northerly direction. At the first roundabout take the B6049 heading to Melton Mowbray. Upon entering the village of Tur Langton take a right hand turn signposted to Hallaton. Proceed through the village of Hallaton, past the Bewicke Arms Public House continue on Eastgate into North End where the property may be found on the left hand side as indicated by our agents for sale board.



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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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