

# STABLE YARD COTTAGE

SKEFFINGTON, LEICESTERSHIRE



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## Stable Yard Cottage

Main Street, Skeffington,  
Leicestershire

This pretty Grade II listed, stone built cottage dates back to the 17th century and offers a wealth of character blended with contemporary living to create a unique property.

An attractive east Leicestershire village |  
Entrance vestibule | Large sitting room |  
Contemporary kitchen | Two double  
bedrooms | Refitted bathroom | Pretty  
cottage gardens | Off road parking | Brick  
outhouse/workshop |

### ACCOMMODATION

The property is entered into an entrance vestibule with good storage off, leading to a particularly spacious and charismatic sitting room with flagstone flooring, window to the front garden with oak window seat under, an exposed beam ceiling, an Inglenook fireplace with log store and stove, and a return staircase to the first floor. This large traditional room is in contrast to a very modern and bright breakfast kitchen with two conservation roof lights, three windows and a door to a pretty cottage garden. The kitchen is fitted with a contemporary range of base units, pan drawers, integrated appliances including an oven with a halogen hob and extractor unit, built in washing machine, plumbing for an American fridge freezer.

A staircase gives access to a landing with original wide plank wood flooring and an airing cupboard. There is a recently refitted modern bathroom comprising a panelled bath with shower and screen over, WC and wash hand basin on an oak plinth. Bedroom two has a window to the front.

The second floor leads to the main bedroom with twin roof lights, eaves storage and wardrobes.

### OUTSIDE

Outside are pretty cottage gardens to the front, landscaped behind a red brick retaining wall with attractive shrubs and a mature Wisteria. A gravelled driveway leads to the front door.

There is a right of way to the rear which provides vehicular access to two generous parking spaces and a substantial and attractive brick outhouse/workshop. The cottage gardens are a delight with lawns and deep shrub and herbaceous borders with a variety of perennial plants providing year round interest and privacy. The delightful sunny aspect can be enjoyed from a raised flagstone terrace to the rear.

### LOCATION

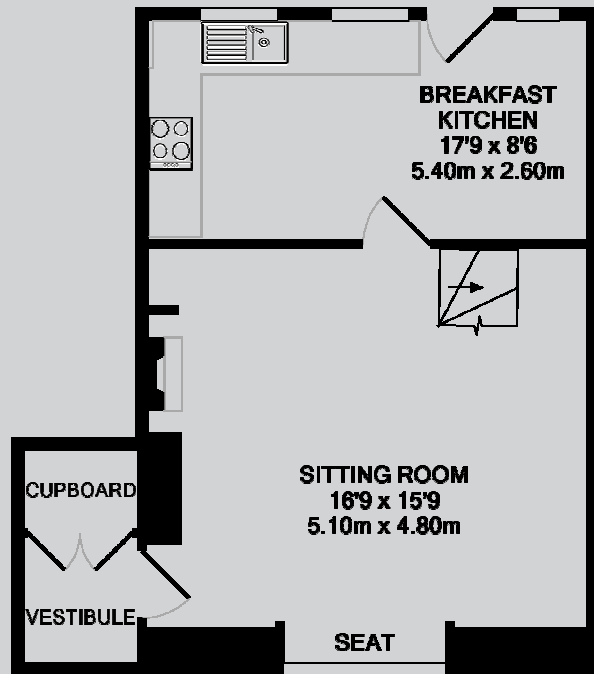
The village of Skeffington is located to the east of Leicester off the A47 and is surrounded by open countryside. Local amenities can be found in nearby Billesdon including a primary school, GP surgery, village store, post office, community centre and public houses with wider variety of shopping and services available in Leicester, Uppingham, Oakham and Market Harborough. Market Harborough and Leicester both have mainline rail services to London St Pancras.

### DIRECTIONAL NOTE

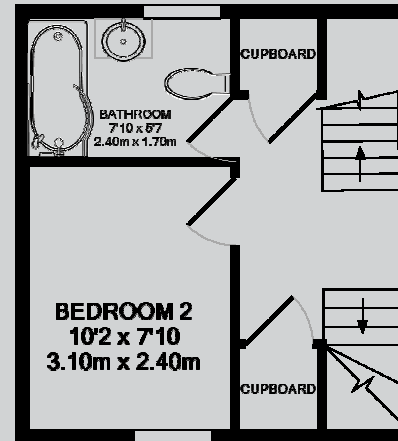
From Market Harborough, proceed northbound via Leicester Road, continuing over the A6 roundabout onto the B6047 passing through the villages of Church Langton and Tur Langton towards the A47. At the junction of the A47 turn right and continue along the A47 as signposted to Skeffington, turning right and entering the village along the Main Street where the property may be found on the left hand side.



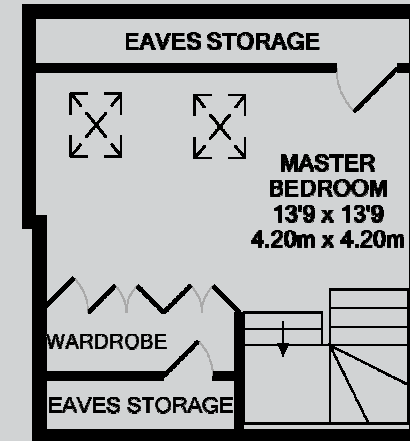




GROUND FLOOR

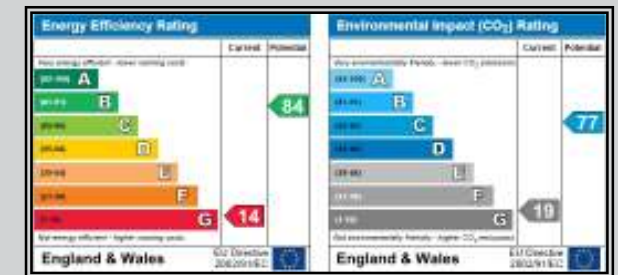


1ST FLOOR



2ND FLOOR

Total Approx Gross Internal Floor Area = 80.8 sq/m – 870 sq/ft  
Measurements are approximate. Not to scale. For illustrative purposes only.



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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.

#### Important Notice