

## 7 Church Street, Wilbarston, LE16 8QG



### Offers Over £450,000

Believed to date back to the middle 1700's as the Curate's cottage of the neighbouring All Saints church is this stunning Grade II listed stone built detached cottage with fantastic views of the church and countryside beyond from its delightful rear garden. It is located in the increasingly sought after village of Wilbarston which benefits from a large number of community amenities and sits in between the towns of Market Harborough and Corby, both with direct train routes to London. Accommodation is beautifully presented, boasts a wealth of period and character features and in brief to the ground floor comprises; two entrance halls, lounge, dining room/snug with timber ceiling beams, an extended breakfast kitchen and shower room. To the first floor there is a split level landing, three bedrooms and a well-appointed bathroom. Outside there are extremely attractive gardens with countryside views, a long gravelled driveway for multiple cars and a large timber garage with hot-tub room to the rear. A rare opportunity that must be seen in person to be appreciated.

*Service without compromise*

## Main Entrance Hall



Timber single glazed front entrance door. Quarry tiled floor. Timber ceiling beams. Column radiator.

Lounge 16'0" approx x 12'1" approx (4.88m approx x 3.68m approx )



Secondary glazed windows to two aspects. Multi-fuel burning stove fire. Exposed timber beams to ceiling and wall. Exposed timber floor boards. Two column radiators.



Dining Room/Snug 14'8" max x 16'3" max / 11'0" min (4.47m max x 4.95m max / 3.35m min )



Secondary glazed windows to two aspects. Multi fuel burning stove fire. Timber beamed ceiling. Quarry tiled flooring. Storage cupboard. Two column radiators.



## Secondary Entrance Hallway



Timber glazed side entrance door. Travertine tiled flooring with under floor heating.

## Breakfast Kitchen 14'2" x 12'1" (4.32m x 3.68m)



Vaulted ceiling with exposed central timber beam. Double-glazed French doors to the rear. Fitted with a range of wall and floor mounted units with granite worktops and Belfast sink inset. Space and plumbing for washing machine, slim line dishwasher and dryer. 'Lacanche' stove cooker. Integrated fridge/freezer. Travertine tiled flooring with under-floor heating.



**Shower Room 8'6" x 6'1" (2.59m x 1.85m)**



Wash hand basin over storage unit. WC. Shower cubicle. Boiler cupboard. Heated towel rail. Extractor fan. Travertine tiled flooring with under floor heating system.

**Landing**



Two secondary glazed windows. Exposed timber beams. Column radiator.

**Bedroom One 15'3" x 12'6" (4.65m x 3.81m)**



Secondary glazed window. Timber ceiling beams. Built in cupboard housing loft access hatch. Column radiator.



Bedroom Two 12'1" x 8'9" (3.68m x 2.67m)



Secondary glazed window. Walk in wardrobe with lighting. Timber ceiling beams. Column radiator.



Bedroom Three 8'6" max x 7'4" (2.59m max x 2.24m)



Secondary glazed window. Original timber floor boards. Timber ceiling beams. Column radiator.



## Bathroom 9'6" x 7'0" (2.90m x 2.13m)



Double-glazed window to rear with country views. Wash hand basin over storage unit. WC. Clawfoot bath with shower mixer tap over. Half tiled walls. Tiled flooring. Airing cupboard housing hot water tank and shelving. Loft access hatch to lit loft space. Heated towel rail.



## Gardens



Lawned with paved patios and pathways and a variety of well stocked plant beds and borders. Views of countryside.





Timber Garage 15'6" x 11'6" (4.72m x 3.51m)



Timber Hot Tub Room 11'6" x 7'5" (3.51m x 2.26m)

Timber double vehicle access doors. Power connected.



Gravelled Driveway



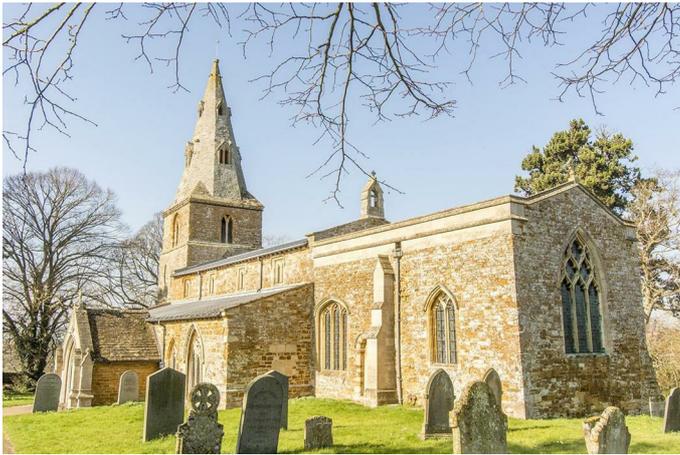
Window to rear. Double-glazed French doors. Hot tub itself available by separate negotiation if required.

Being of a good length and providing off road parking for

# ADAMS & JONES



at least four cars with a variety of timber storage sheds and wood stores.



All Saints Church

## Countryside Views

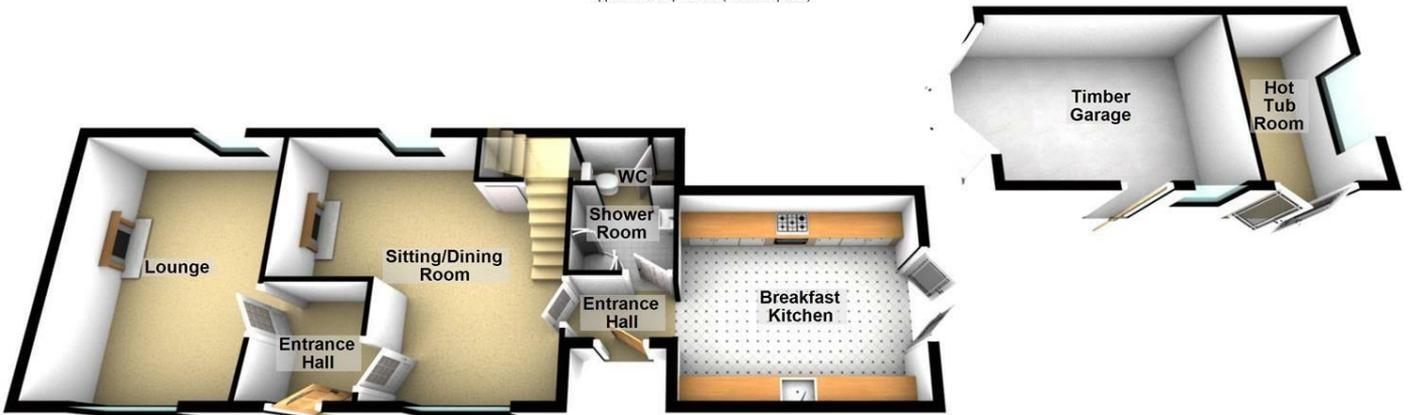


*Service without compromise*

## Floor Plan

### Ground Floor

Approx. 93.6 sq. metres (1007.2 sq. feet)



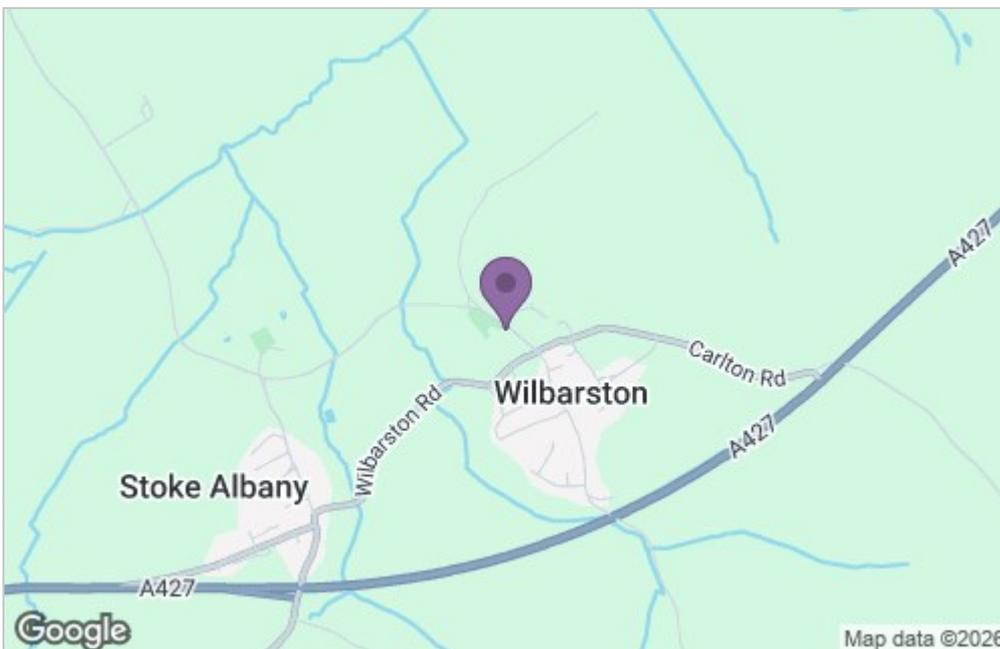
### First Floor

Approx. 50.4 sq. metres (542.8 sq. feet)



Total area: approx. 144.0 sq. metres (1549.9 sq. feet)

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

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