

The Bell Tower Dingley Hall, Dingley, LE16 8PJ



£200,000

A rare opportunity to purchase this unique part of the magnificent Grade I listed Dingley Hall. The hall stands in approximately 100 acres of land with views over Market Harborough. The Bell Tower requires complete refurbishment/modernisation as reflected within the price. The accommodation is arranged over four floors and comprises: Entrance hall, kitchen/diner, small cellar, two bedrooms, shower room, third floor lounge and roof terrace. There is also off road parking and a single garage. Under the service charges you will have use of the extensive grounds and heated outdoor swimming pool.

Service without compromise

Entrance Hall

Accessed via heavy timber front door. Stairs rising to the first floor. Door to:-

Kitchen 16'9" x 12'4" (5.11 x 3.76)



16' 9" x 12' 4" (5.11m x 3.76m) Multi paned windows to the front and side elevations. Fitted base storage units. Space and plumbing for washing machine. Opening and stairs down to cellar.

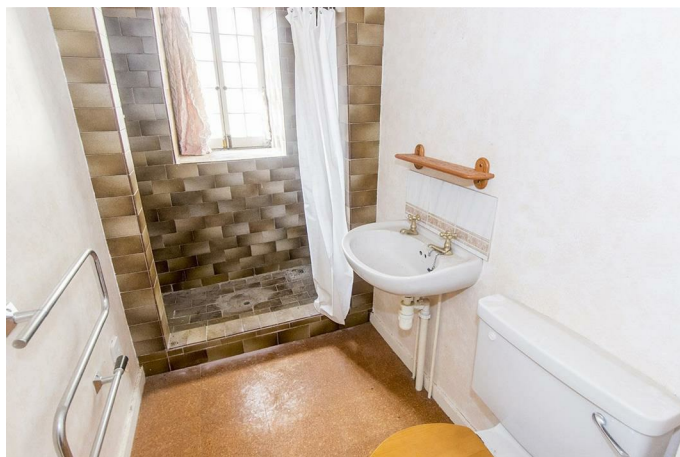
Landing

Stairs to second floor. Airing cupboard housing hot water tank. Doors to bedroom two and shower room.

Bedroom Two 9'1" x 6'11" (2.77 x 2.11)

9' 1" x 6' 11" (2.77m x 2.11m) Arched window to the front elevation. Point for radiator.

Shower Room



Double shower cubicle. Wash hand basin. Low level WC. Multi paned window.

Bedroom One 12'5" x 12'1" (3.78 x 3.68)



12' 5" x 12' 1" (3.78m x 3.68m) Two stone mullioned windows. Radiator. Door to stairs to third floor.

Lounge 12'9" x 13'7" (3.89 x 4.14)



12' 9" x 13' 7" (3.89m x 4.14m) Three stone mullioned windows. Radiator. Stairs up to:-

Landing.

Skylight window. Door to lounge and glazed door to steps up to a roof terrace.



Outside



The property is approached via a long driveway to the main hall. There is gravelled access to a parking area in front of The Bell Tower and the garage block.

Garage



Single garage in a block with double timber access doors.

Service Charges

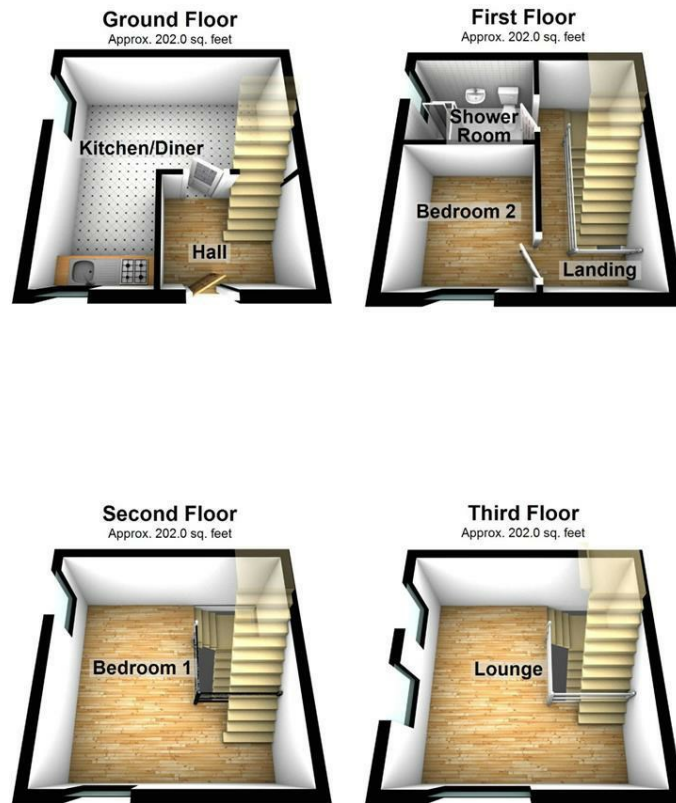
According to the management company the estate charges, at the time of preparation of details, were £2,156.34. This includes gardening and maintenance of communal areas and buildings insurance.

Outside Roof Terrace

Small landing with door opening out to a small roof terrace with distant rural views over the estate grounds and beyond.

Photo of Dingley Hall

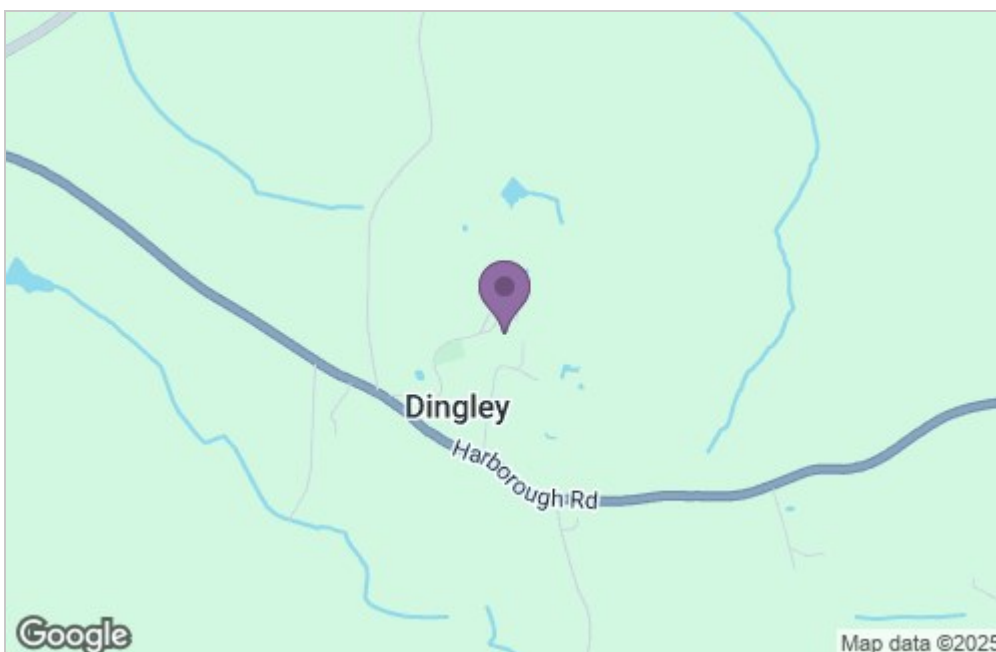
Floor Plan



Total area: approx. 808.0 sq. feet

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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph