

7a The Hill
Middleton
Market Harborough
LE16 8YX

£675,000



OSCAR JAMES

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WHAT'S GREAT?

A Stunning Transformation – From Village Public House to Distinctive Family Homes

This beautifully executed conversion of a former village public house has created three substantial and characterful family residences, each crafted to an exacting specification. Offering a unique blend of traditional charm and modern comfort, these homes are ideally suited for families seeking space, style, and a strong sense of community.

Location – Middleton, Leicestershire/Northamptonshire Border

Nestled in the picturesque Welland Valley, Middleton is a highly sought-after village on the border of Leicestershire and Northamptonshire. It shares a close-knit community spirit with the neighbouring village of Cottingham, where residents enjoy a wide array of amenities including:

A welcoming public house

A polo club with the popular 'Safari' Bar

A community-run village store and coffee house

A historic parish church dating back to the 14th century

A vibrant village hall hosting regular events

The Jurassic Way, a long-distance walking route from Stamford to Banbury, is conveniently accessible directly opposite the property, making this location ideal for countryside walks and outdoor exploration.

The property is perfectly positioned between the charming market towns of Uppingham and Market Harborough, each offering boutique shops, independent cafes, restaurants, and regular farmers' and international markets. For more extensive amenities, Corby is nearby, boasting an international swimming pool, theatre, pedestrian shopping centre, and multiple supermarkets.

Leisure & Recreation

The local area is rich in recreational opportunities. From countryside pursuits to nearby attractions such as:

Rutland Water – Ideal for sailing, cycling, and other water sports

Rockingham Castle – A historic gem with events throughout the year

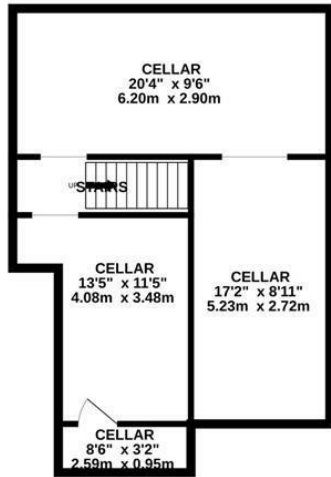
East Carlton Country Park – A favourite for family outings and nature walks

Prior Hall Golf Course – For golf enthusiasts seeking a challenging round

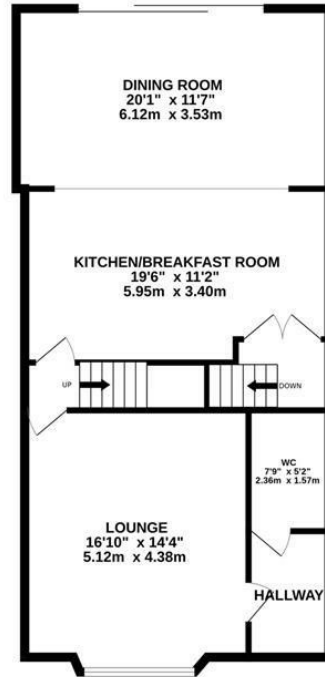
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Floor Plan

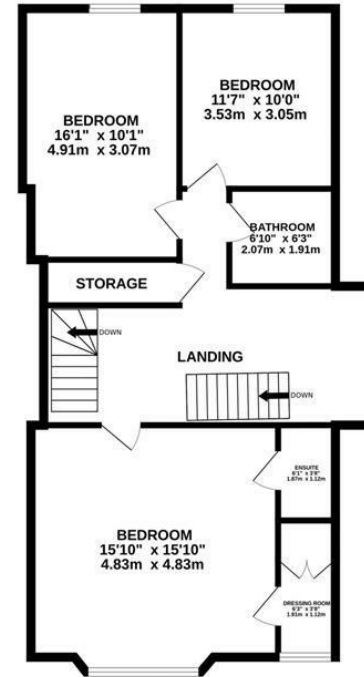
BASEMENT
540 sq.ft. (50.1 sq.m.) approx.



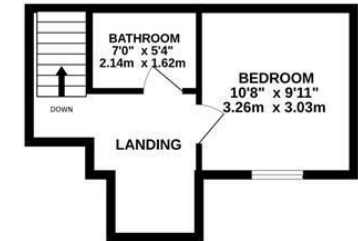
GROUND FLOOR
827 sq.ft. (76.8 sq.m.) approx.



1ST FLOOR
842 sq.ft. (78.2 sq.m.) approx.



2ND FLOOR
237 sq.ft. (22.0 sq.m.) approx.



TOTAL FLOOR AREA : 2445 sq.ft. (227.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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AT A GLANCE...



Light and airy living room with bay window to front



Beautifully finishes kitchen/breakfast room, which opens up in to the dining room



Four sizeable bedrooms set over floors 1 and 2



Two family bathrooms, as well as ensuite to master bedroom & a ground floor WC



Extensive rear garden provides a large, well finished space, ideal for entertaining guests



Off-Road parking provided via the driveway to front



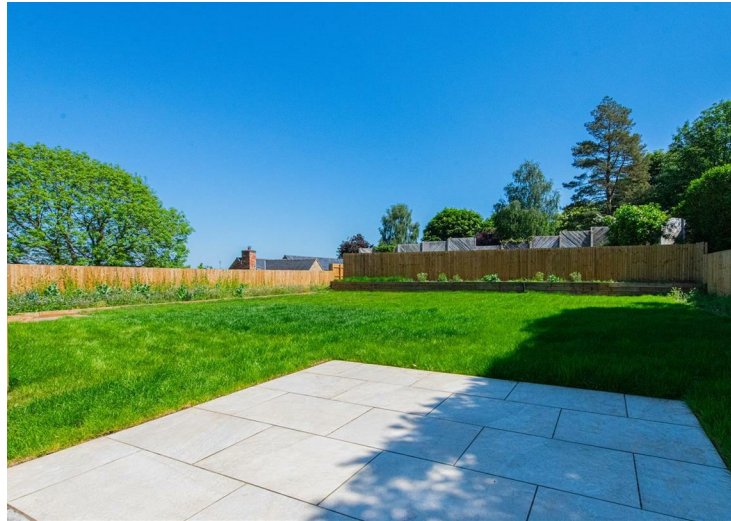


SELLER'S SECRET

Families are well catered for with a choice of prestigious independent schools including:

- Oakham
- Oundle
- Uppingham
- Stamford

Additionally, the local Cottingham Primary School has been rated 'Good' by Ofsted, providing a strong foundation for younger pupils.



Why we like it....

Transport Links

Middleton is exceptionally well-connected, with convenient road access to both the A1 and A47. Rail services to London St Pancras are available from:

- Corby
- Market Harborough
- Kettering

All offering journey times of approximately 1 hour, making it a practical choice for commuters.

To buy or not to buy....

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