



Churchgate, Hallaton, Leicestershire, LE16 8TY

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Property Description

A charming two bedroomed Grade II listed stone fronted and thatched cottage of character overlooking the churchyard within an historic part of the picturesque Welland Valley village of Hallaton surrounded by some of south-east Leicestershire's most attractive open countryside.

Entrance to the property is via front door into the dining hall which comprises access to the lounge, stairs to first floor and steps up to the raised level kitchen. The cosy lounge with stunning views of the Church and its grounds provides characterful built in storage, a multifuel log burner and beautiful traditional beams.

A few steps up from the dining hall takes you into the kitchen which hosts a range of base and wall units, induction hob with extractor and a double oven with microwave. The kitchen also benefits from underfloor heating. Access to the utility room is gained through the kitchen. It comprises a continuation of the modern kitchen units including a feature larder cupboard and wall unit. There is space for a washing machine next to the back door which leads to the courtyard style rear garden.

The light and airy, fully tiled bathroom is accessed through the utility room and comprises of a modern suite with bath with shower over, hotel style WC with built in storage surround.

Upstairs there are two good sized double bedrooms which both are complimented by feature exposed beams and storage cupboards. The master bedroom and landing also benefit from beautiful picture window seat with view of the Church and it's grounds.

The attractive cottage garden provides access to the adjacent property and has gated access to Churchgate. The traditional walled style garden provides a private decked area for seating and entertaining, a patio area, cottage garden herb planters and a wooden log store.





Key Features

- Grade II Listed Stone Fronted, Thatched Cottage
- Wealth of Charm And Period Features
- Two Reception Areas
- Modern Kitchen With Built In Appliances
- Ground Floor Bathroom
- Sitting Room With Wood Burner
- Central Landing, Two Bedrooms
- Private Courtyard Garden
- No Upward Chain

£300,000

The beautifully interior retains a wealth of period features, and includes an attractive sitting room dining area with exposed stone work and beamed ceiling, open plan to a superbly appointed breakfast kitchen area, rear lobby/utility area, and an extended bathroom and to the first floor are two double bedrooms each with stunning oak beams. Outside, there is an enclosed landscaped courtyard garden.

The accommodation comprises of a split level dining kitchen area that is approached via an oak double glazed entrance door, exposed stone work, , beamed ceiling, oak cupboard beneath the staircase. the superbly appointed kitchen is with an excellent range of base and wall cupboards, several drawers, marble effect working surfaces, Schock sink unit with central waste bowl and mixer tap over, built-in double oven, microwave over, fridge/freezer and dishwasher, four ring electric induction hob, extractor hood over, wine rack, breakfast bar, two skylights providing additional natural light.

located off the kitchen with double glazed door leading out, plumbing facilities for washing machine, Worcester gas fired central heating combination boiler, ceramic tiled floor, built-in cupboards, connecting oak door leads through to the bathroom with white suite by Roca comprising panelled bath, shower unit over with glazed screen, wash hand basin with chrome mixer tap over, feature mirror over with backlit mood lighting and de-mist function, low flush wc, built-in linen cupboard, stylish chrome heated towel radiator, double glazed side window, ceramic tiled walls

The sitting room is a charming room with brick inglenook fireplace having cast iron multi fuel burner on tiled hearth, multi pane glazed windows to front overlooking the churchyard, recessed oak fronted double cabinet with cupboard beneath, radiator, beam to ceiling, arched glazed display cabinet, ornate recessed cabinet.

To the first floor the central landing with leaded window overlooking the churchyard, deep display sill, exposed beams, braced & latched doors off.

Bedroom one has a glazed and leaded window overlooking the churchyard, exposed beams with deep display sill, spacious recessed wardrobe with oak door and bedroom two has a glazed and leaded window to rear overlooking adjacent gardens, exposed beams, recessed storage area with oak braced & latched door.

Outside to the rear of the property there is an enclosed rear garden with cobbled path, tannalised stylish fence posts with stepping stone path, wooden decked area, gravelled and paved areas, shrub beds, timber garden shed, brick store, outside tap and lighting. A pedestrian right of way exists over the garden in favour of one of the neighbours, in addition to which Number 18 has a right of access over the neighbouring property for pedestrian and vehicular use.







Floorplan

Approximate Gross Internal Area
72.3 sq. m. (778 sq. ft.)



Not to scale for layout reference only. All Measurements are Approximate Produced by As built Energy Surveys for Andrew Granger & Co orders@asbuiltenergysurveys.co.uk



EPC Rating -

Tenure - Freehold

Council Tax Band - C

Local Authority
Harborough

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