



HIGH STREET
HALLATON, MARKET HARBOROUGH

JAMES
SELICKS



“... GRADE II LISTED RED-BRICK AND IRONSTONE COTTAGE ...”

Originally built in 1745, this delightful Grade II listed red brick and ironstone cottage exudes character while offering beautifully presented accommodation. With three bedrooms and a mature, private rear garden, it is ideally positioned in the heart of the highly sought-after village of Hallaton.

Open Plan Living Kitchen • One Reception Room • Utility/Downstairs Cloakroom • Cellar • Three Bedrooms • Family Bathroom • Private Rear Garden • Sought-After Village Location • EPC - D •

Ground Floor

Enter the property into a spacious entrance hall, where stairs rise to the first floor and doors lead off to the ground floor accommodation.

To the right is the light-filled, dual-aspect open-plan living kitchen with new tumbled limestone flooring. The kitchen area itself offers a comprehensive range of shaker-style units, integrated appliances to include a wine fridge and Quooker tap and space for a range-style cooker alongside space for further free-standing appliances. A large central island with breakfast bar provides a sociable focal point and a couple of steps rise to the reception area, which offers ample room for both dining and seating furniture.

A French door and an additional glazed door, both open onto a private, part-covered courtyard that extends the living space outdoors. From the kitchen, a further door also leads down to the cellar—a useful storage area.

To the left of the entrance hall sits the main reception room, a well-proportioned space with panelling, cornicing, window shutters and a fitted butler's cupboard. The room is centred around a characterful fireplace with a gas log burner and a large bay window adds to the sense of light and space. Completing the ground floor is a large utility room combined with a downstairs shower room.



First Floor

The first floor offers three bedrooms arranged around a central landing. At either end are two generous king size bedrooms, each with built-in wardrobes and windows allowing in plenty of natural light. The third bedroom, a single, is currently used as a study, making it ideal as a home office or nursery/single bedroom. Serving the bedrooms is a spacious and well-appointed bathroom, fitted with a roll-topped bath, separate shower enclosure, wash hand basin, low-flush WC and useful built-in storage.

The property, originally built in 1745, still retains much of its original character and charm. The current owners have carefully modernised the home in keeping with its heritage, creating the perfect combination of period features and contemporary comfort.

Outside

Externally, the courtyard accessed from the living kitchen flows along a gravelled path into the private rear garden. Enclosed by a mixture of fencing and red-brick walls, the garden offers an attractive balance of lawn, mature planting and specimen trees, ensuring seasonal colour and year-round privacy. A dedicated patio area provides an excellent setting for al fresco dining and entertaining.

Services & Council Tax

The property is offered to the market with all mains services and gas-fired central heating.

Harborough District Council – Tax Band D

“... PERFECT COMBINATION OF
PERIOD FEATURES AND
CONTEMPORARY COMFORT ...”



Location

The picturesque village of Hallaton is surrounded by some of southeast Leicestershire's most attractive open countryside within the renowned Welland Valley area, located some 16 miles south east of the city of Leicester and 8 miles north east of the thriving town of Market Harborough. The village has a range of local amenities including two public houses, tea rooms, a reputable primary school, fine parish church, village hall, recreational facilities including a children's play area, tennis courts, rugby, cricket and football pitches and a club house. The nearby town of Market Harborough has excellent shopping and supermarket facilities, and there are mainline rail services to London St Pancras which takes about an hour. There is an excellent choice of schools including Uppingham Community College, and private schooling at Oakham, Uppingham, Stamford, Leicester Grammar and Stoneygate Preparatory School located in Great Glen

Tenure

Freehold

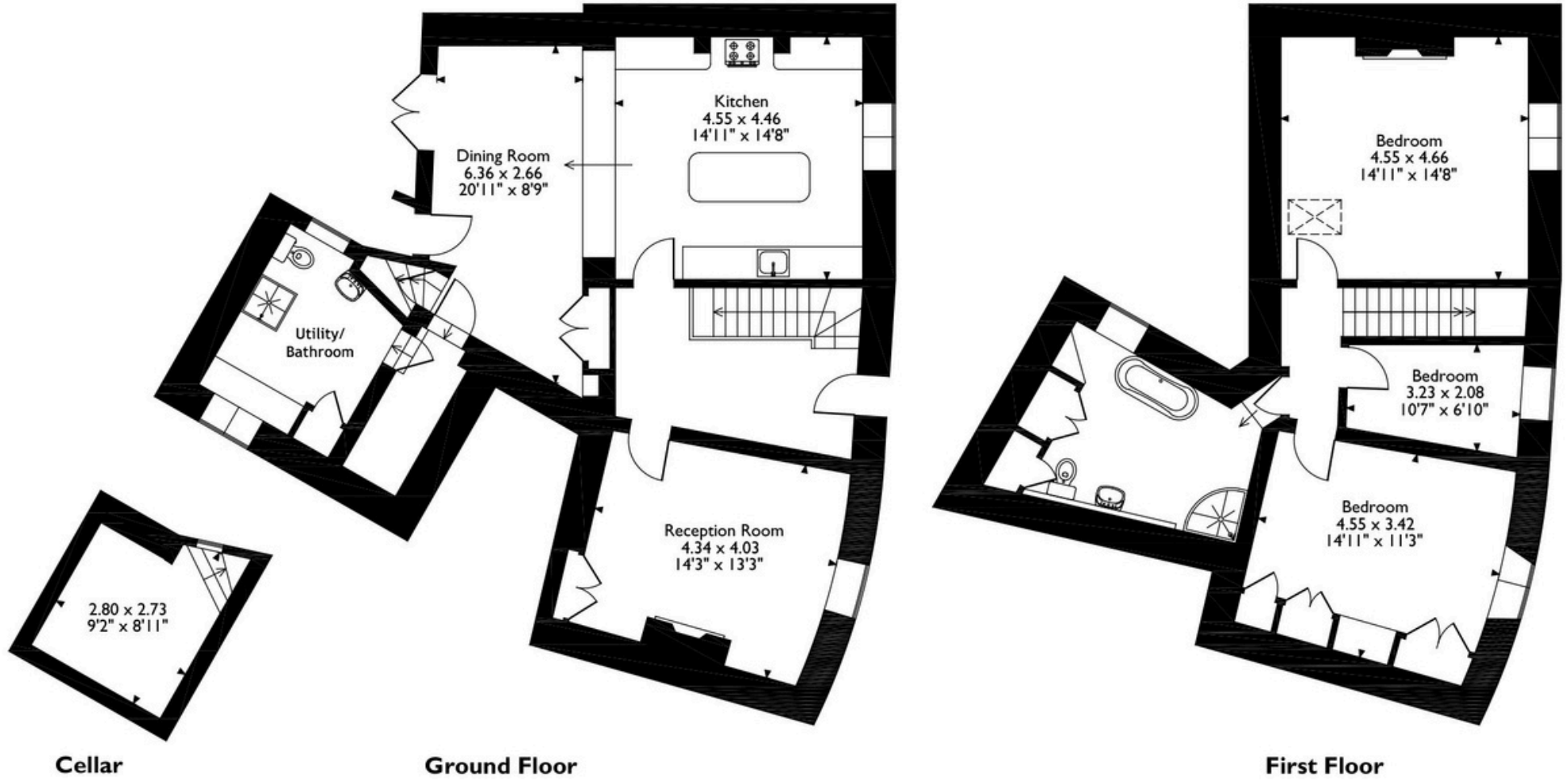




7 High Street, Hallaton, Market Harborough LE16 8UD

House Total Approx. Gross Internal Floor Area incl. Cellar = 1712 ft² / 159 m²

Measurements are approximate, not to scale, for illustrative purposes only.



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



JAMES SELLICKS

Oakham Office

6-8 Market Place, Oakham
Rutland LE15 6DT
01572 724 437

oakham@james sellicks.com

Market Harborough Office

01858 410 008

Leicester Office

0116 285 4554



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	83 B
39-54	E		
21-38	F		
1-20	G		

Important Notice

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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.

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