

JAMES
SELLICKS

The Clock House

GUIDE PRICE: £575,000

12 THE OLD STABLES, EAST LANGTON, MARKET HARBOROUGH, LE16 7SB

This extremely charming and rather unique stable conversion represents the perfect lock up and leave opportunity. With over 2,000 square feet of refurbished, luxury living, three double bedrooms, stunning open plan living space and 32ft garage in the heart of a peaceful Langton village, mere minutes from Market Harborough town centre and rail station it offers the best of both worlds for downsizers and commuters alike.

Refurbished character stable conversion • Ideal lock up and leave • Over 2,000 sq. ft of luxury living • Three bedrooms • Welcoming reception hall • Open plan living, dining and study area • Refitted kitchen • West facing roof terrace balcony • Master bedroom with refitted bathroom • Refitted ground floor shower room •

Accommodation

As you step down from the courtyard into the canopied porch you enter a welcoming reception hallway. Stairs rise to your right, while tucked away discreetly ahead is a handy utility room. Further along the hall you will find the ground floor shower room, refitted with a sleek, contemporary suite comprising walk-in shower, WC and wash hand basin complemented by striking subway tiles. There are two double bedrooms downstairs.

To the first floor there is a landing with seating area and stairs leading up to the second floor. Double doors lead in to a generous, yet cosy open plan living space. The sitting room features bespoke cabinets and shelves which flank the central hearth that houses the Gasco Electric Huntingdon 30 log burner effect fire, providing a perfect focal point to relax in front of. Natural light floods the room through two windows, while there is enough space for a study/home office area to the nook in the corner. The sitting room is open plan to the dining area which enjoys a view of the balcony terrace through the cleverly designed glazed corner.

The kitchen has been refitted with an extensive range of high-spec units providing ample storage with Quarstone worksurfaces over. A range-style oven sits at the head of the kitchen with integrated appliances including a dishwasher, fridge and a separate under counter freezer. Sliding doors provide access out to the roof terrace/balcony which is the ideal spot to sit out, eat al fresco and take advantage of the sunny, westerly aspect.

The second floor features a cloakroom to the landing as well as ample fitted storage while the master bedroom is brimming with character and indeed space. The spacious ensuite bathroom features a full suite comprising free-standing bath, double shower cubicle, WC and wash hand basin set within a vanity unit.

Outside

The roof-terrace balcony is composite decking with space for potted plants and shrubs to flank the dining/seating area. Enjoying a westerly aspect, it is ideal for catching the afternoon and evening sun. The garage spans over 30 ft in length with timber barn-style doors on to the cobbled, communal courtyard.

There is a contribution of £40 per annum (as at 2024) to the Old Stables Residents Association for the maintenance, lighting and insurance for the shared courtyard.





Location

East Langton forms part of a collection of villages known as the Langton's popular for the high-quality housing stock and those looking for a village community. The village is surrounded by some of Leicestershire's most attractive rolling countryside. East Langton has a local pub, The Bell, a well-supported cricket club and is in the catchment for the local Church Langton primary school found only a short distance away. While being a tranquil rural village, it offers convenient access to Market Harborough town centre and mainline railway station.

Satnav Information

The property's postcode is LE16 7SB, and house number 12.

Tenure: Freehold

Local Authority: Harborough District Council

Listed Status: Not Listed

Conservation Area: Yes. East Langton Conservation Area

Tree Preservation Orders: No

Tax Band: E

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

Broadband delivered to the property: FTTC. **Broadband Speed:** 63 mbps (Sky broadband).

Non-standard construction: Believed to be of standard construction

Wayleaves, Rights of Way & Covenants: Yes

Flooding issues in the last 5 years: None

Accessibility: Three storey dwelling. No accessibility modifications

Cladding: None

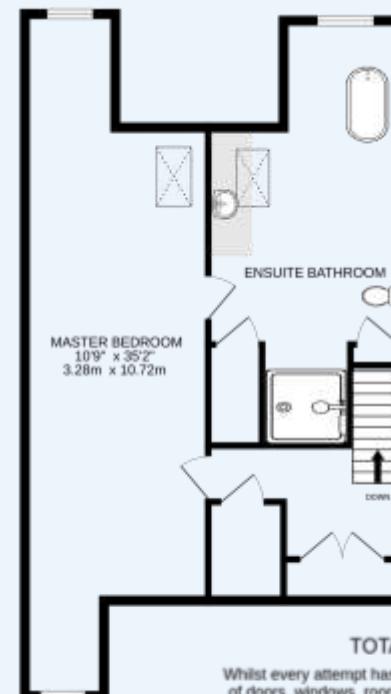
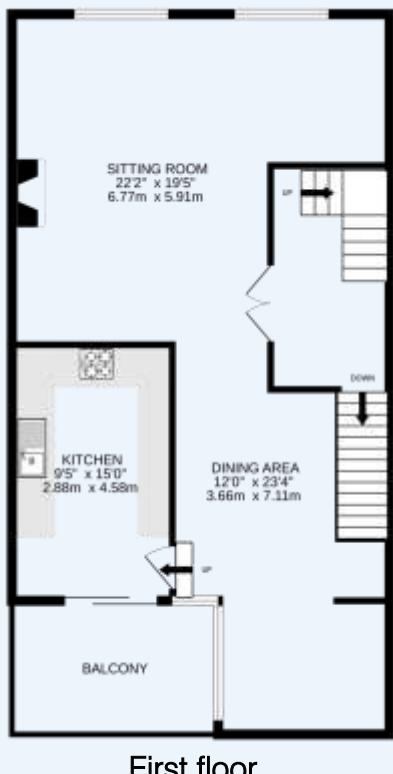
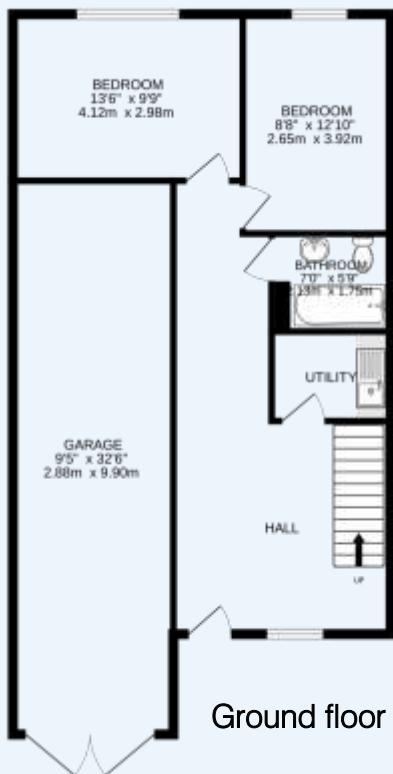
Planning issues: None which our clients are aware off

Coastal erosion: None

Coal mining in the local area: None







Second floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 2052sq.ft. (190.6 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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Measures 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.

