

# HILLTOP HOUSE

BLASTON, MARKET HARBOROUGH



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**Hilltop House,**  
Blaston,  
Market Harborough

A former Victorian farmhouse converted into a simply stunning family home with a sleek modern interior blending beautifully with many original features, and with wonderful countryside views to the front and offered for sale with no upward chain.

A high quality renovation | Four bedrooms, two with dressing rooms | Three luxuriously fitted designer bath/shower rooms | Air source heat pump, exceptionally well insulated and underfloor heating | Superb deVOL fitted kitchen with appliances | Utility room and separate pantry | Landscaped gardens with entertaining area | Countryside views to the front

**ACCOMMODATION**

Hilltop House is the original farmhouse to a former working farm, and which now comprises a now near completed development of the main house and associated barns. Hilltop House has been the subject of a two year renovation project, creating a modern, contemporary interior and landscaped gardens.

A hardwood front door leads to a reception hall with natural limestone flooring, with a cloak hanging area and oak bench beneath. The cloakroom off is fitted with Lesso sanitary and brass ware. An inner hall has a bespoke oak staircase.

The limestone floor finish continues into a light filled dining kitchen with two sets of doors to independent terrace areas. The kitchen has high quality cabinetry by deVOL in a contemporary style with Caesarstone preparation surfaces over, and a Quooker hot water tap over a Villeroy and Boch sink unit. There is an integral Neff dishwasher, bin drawers and an integrated fridge and freezer. Pan drawers flank a Stoves electric range oven with an extractor hood over. Further storage is provided by a walk-in pantry with shelves, units, storage, and preparation surfaces. A utility room has plumbing for white appliances, a sink unit, further storage, and the underfloor heating manifold.

There are two further ground floor rooms, separated by aluminium double doors. The second sitting room has a feature panelled wall, and doors out to the terrace courtyard beyond.

The first floor provides three spacious double bedrooms off a large landing area. The principal bedroom has a sizeable dressing room with ensuite shower room off. The main bathroom is particularly noteworthy, which has been cleverly designed with concealed lighting, timber panelling, and porcelain floor and wall tiling. The second floor has a dressing room/study with a feature brick archway into the bedroom, which has Velux roof lights and an ensuite shower room off with high quality fittings.

**OUTSIDE**

A gravel driveway leads to a gated area for car standing, and an open fronted timber framed double garage. A pedestrian gate and gravel path intersects two lawned areas leading to the front door.

To the rear is a sunny terrace, a fabulous entertaining area with borders ready for planting. There is a useful home office directly off the terrace. An additional utility terrace area to the rear is suitable for a variety of uses and has a hardcore area ready for a shed or further storage if required.

**PROPERTY INFORMATION**

**TENURE:** Freehold

**LOCAL AUTHORITY:** Harborough District Council

**TAX BAND:** G

**SERVICES:** The property is offered to the market with air source heat pump (heating and hot water), mains electric, mains water and a private drainage system.

**LOCATION**

Blaston is a popular Leicestershire village in the Harborough District. Local amenities can be found at the nearby villages of Hallaton and Medbourne which include popular county pubs, post office and village store, and for a larger range of amenities the market town of Market Harborough lies approximately 9 miles to the west with extensive range of shopping and leisure. Schooling within the area is well catered for both within the state and private sector.

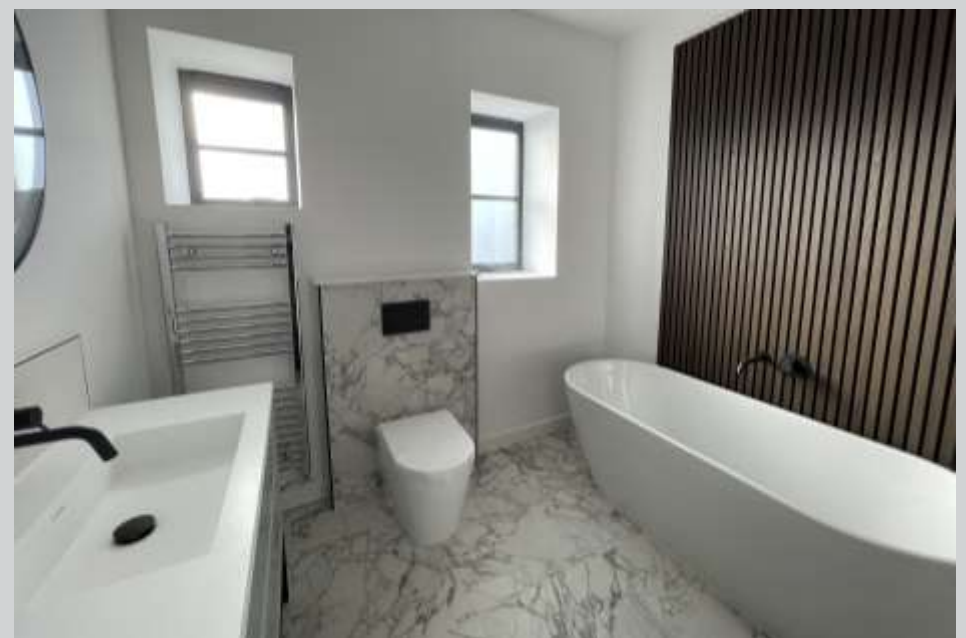
**DIRECTIONAL NOTE**

Proceed easterly out of Market Harborough on the A4304 and at the roundabout take the third exit onto the Harborough Road then left onto the B664 heading towards Weston by Welland and Medbourne. Proceed through Medbourne for 2.4 miles and then on the right hand side Hilltop House will be identified by our agents for sale board.

\* Under the provisions of the Estate Agent's Act 1979 we are required to disclose a personal interest in the sale of this property.



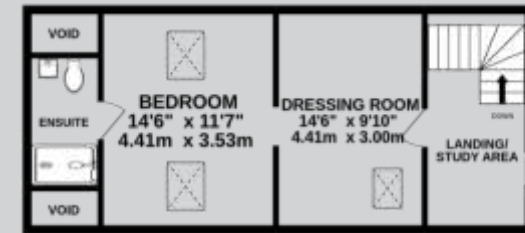




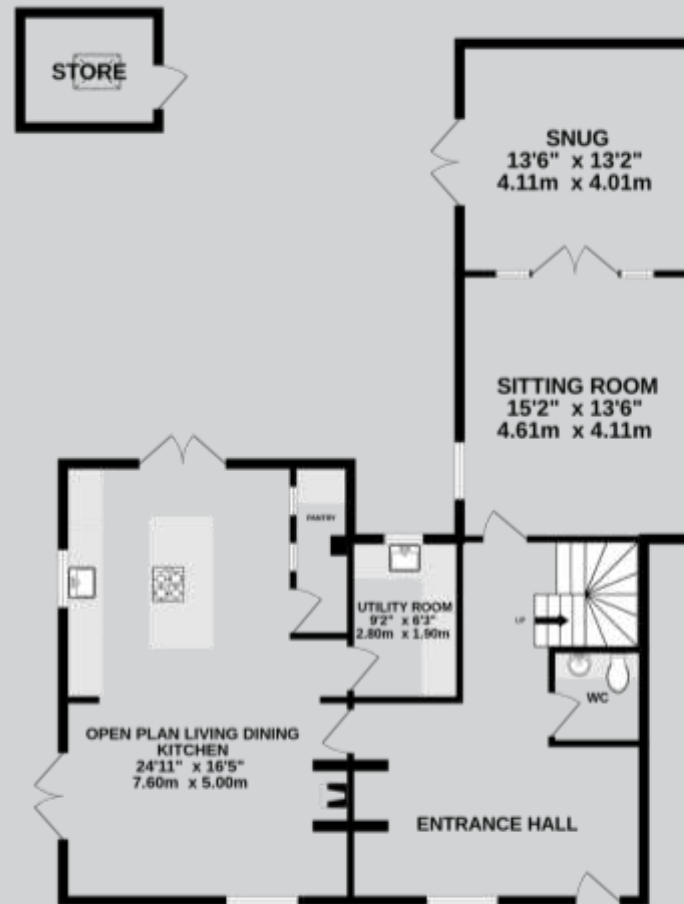
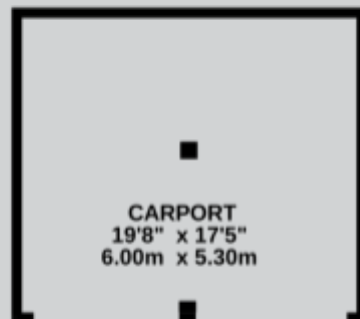
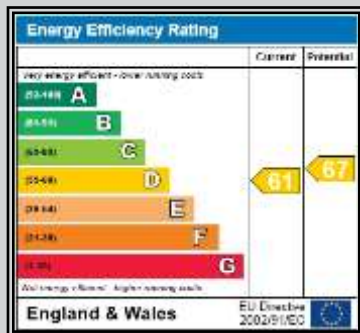
Main House Approx Gross Internal Floor Area = 247.1 Sq. M (2660 Sq. Ft)  
 Outbuildings Approx Gross Internal Floor Area = 35.8 Sq. M (385 Sq. Ft)

Total Approx Gross Internal Floor Area = 282.9 Sq. M (3045 Sq. Ft)

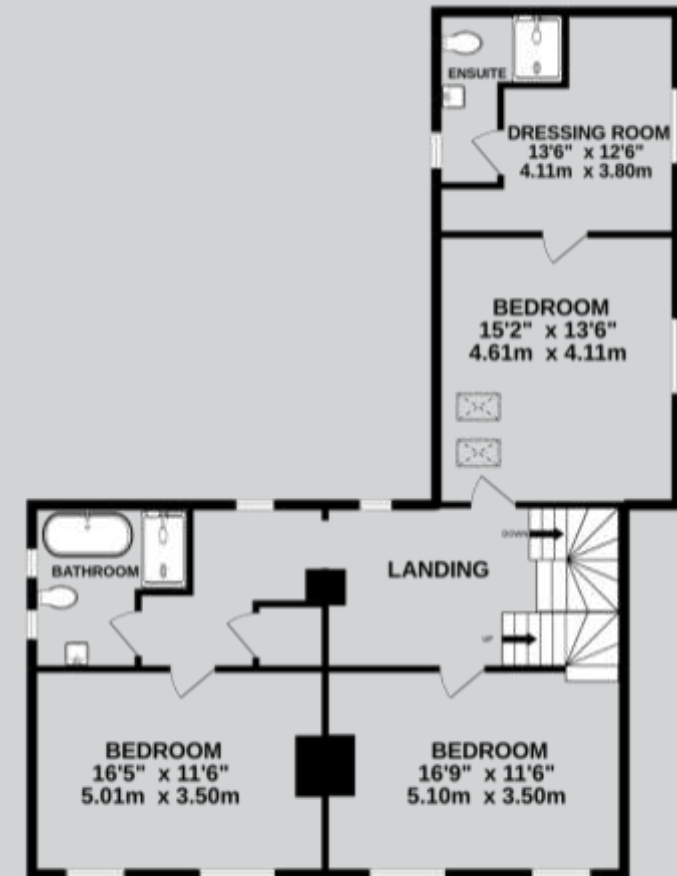
Measurements are approximate. Not to scale. For illustrative purposes only.



Second floor



Ground floor



First floor





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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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