



HUNTING LODGE MEWS

COTTINGHAM, MARKET HARBOROUGH

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The Penthouse,
14, Hunting Lodge Mews, High Street,
Cottingham, Market Harborough LE16 8YN

If you like the idea of a room with a view, then how about this Penthouse apartment set within an exquisite, gated development? With over 1,400 sq ft of luxury living space, this could be your bolt hole in the heart of the shires.

Exquisite 2nd floor penthouse apartment | Over 1,440 sq. ft. of luxury living | Two double bedrooms | Two ensuites | 25ft open plan kitchen/living/dining room | Private roof terrace | Magnificent views | Study area/home office to second bedroom | Ideal lock up and leave | Rural setting with convenient access to mainline rail and market towns | Leasehold

ACCOMMODATION

Combined rural living with the modern comforts of luxury living with this simply stunning, unique penthouse apartment that forms the pinnacle of this exclusive gated community, in the heart of the Welland valley.

Converted in c2014/2015, Hunting Lodge Mews is a luxurious complex in a leafy setting. Approached through secure gates across the large parking forecourt and to the right is the communal entrance. The secure porch offers space for you and fellow residents to kick off your boots and store your brolly, while tucked to the corner is your own secure lock up, your own "shed". Head through up the internal staircase and on the landing you will note not one, but two separate access points, with their own stairwell to the penthouse. The day to day entry has its own vestibule with space for hanging coats, while the opposite staircase leads you up past a feature LED lit gallery. At the top is a handy walk in cupboard and pantry store.

The open plan kitchen, living dining room is simply show-stopping in every sense. From the space, approx. 25ft across, the vaulted ceilings, the luxuriously appointed light fittings and of course the views from each of the windows on all aspects offers you a delightful view. The kitchen area feels sleek and contemporary with plenty of storage while the work surfaces offer plenty of preparation space and space to dine in a casual setting. High end integrated appliances include Smeg double ovens, Smeg induction hob and extractor hood, integrated dishwasher and fridge/freezer.

A discreet utility room is thoughtfully tucked in the corner offering space for white appliances and storage. The sense of space continues with a 26ft landing. To the left a guest cloakroom has contemporary fittings and to the right steps up lead to French doors and roof terrace. The landing offers space to accommodate a piano or study/reading nook. Further along is the second stairwell access.

The second bedroom comprises a bedroom area and dressing room/home office or study area. Fitted wardrobes flank the deep recess from the door. The ensuite shower room feels spacious and modern. The master bedroom has a vaulted ceiling, fine views and feels bright and spacious. With ample fitted wardrobes complemented by further eaves storage, loft storage space and an airing cupboard (which also houses the boiler). The ensuite bathroom has a walk-in double shower, bath, wash hand basin with vanity unit and WC.

OUTSIDE

The private roof terrace/balcony offers views across the rooftops of Cottingham. This timber decked terrace offers space for outside seating and has a portion cleverly created for use as a secure outdoor lounging area for the resident pet. This could be retained or could be removed to provide you with further space for garden furniture, as you wish. The penthouse comes with two designated parking bays within the secure complex, close to the communal entrance.

LOCATION

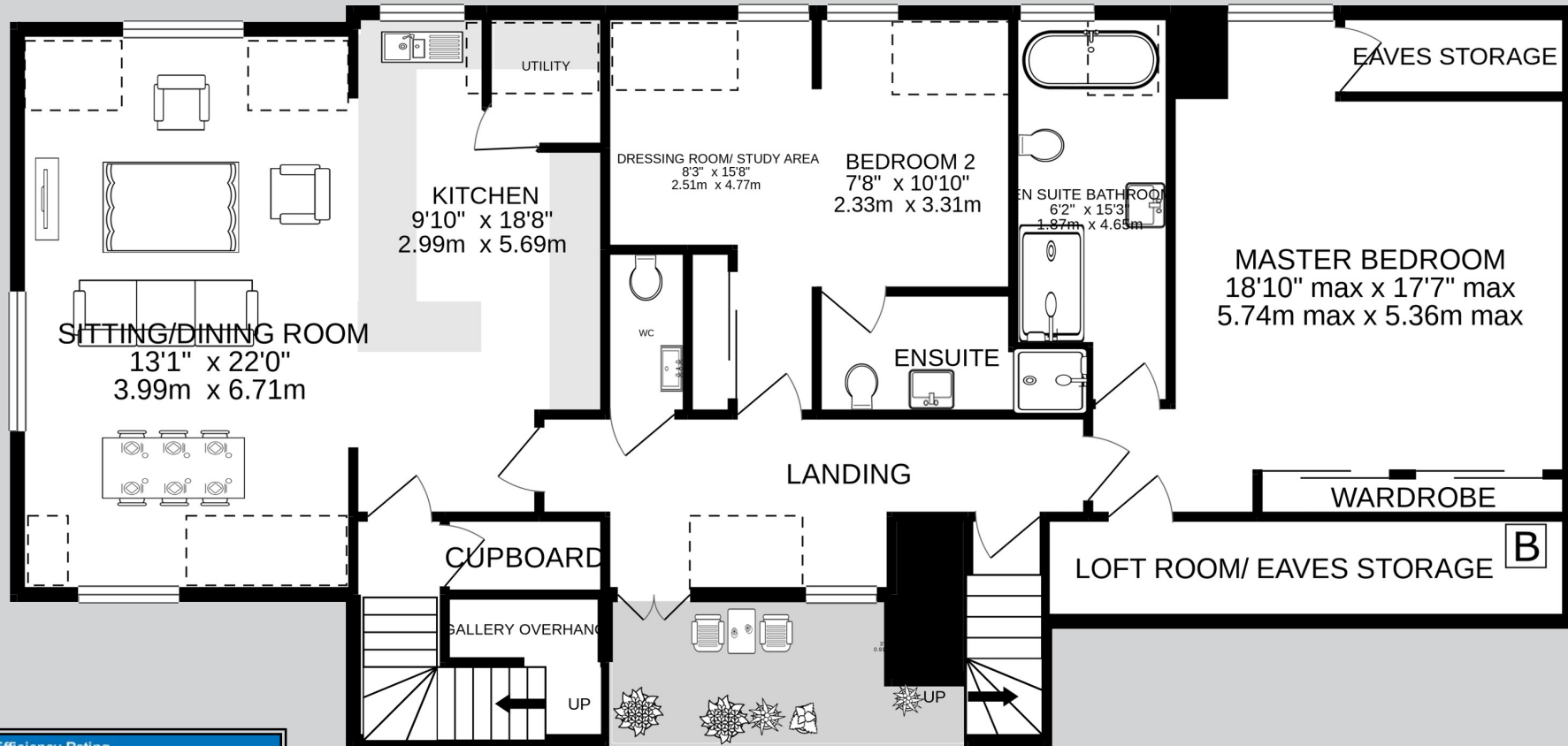
Cottingham is a popular Welland Valley village on the border of Leicestershire and Northamptonshire, providing a strong local community with excellent amenities including two public houses with restaurants, a village store & coffee house, a well-supported parish church dating back to the 1300's and a village hall shared with the neighbouring village of Middleton. A pre-school can be found in Middleton and a primary school in Cottingham itself. The village is equidistant to the lovely market towns of Uppingham to the north and Market Harborough to the west, both providing a range of boutique shops, cafes, bars and restaurants, with various farmers markets. Recreational facilities in the area are excellent and as well as all country pursuits that can be enjoyed in the surrounding countryside, with a cycling club in Middleton village, Rutland Water close by for water and East Carlton Country Park is excellent for dog walking and country walks. Mainline rail to London St Pancras (approx 1 hr) is available from Market Harborough and Corby.





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Total floor area approx. = 1442 Sq. Ft (134.0 Sq. M)
Measurements are approximate. Not to scale. For illustrative purposes only.



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

DIRECTIONAL NOTE

Proceed out of Market Harborough on the St. Marys Road eventually becoming Rockingham Road, taking the third exit at the roundabout at the A6 intersection into Harborough Road as signposted to Corby. Continue along this road; where at East Carlton take the second left hand turn to the B670, bearing left into the village of Middleton and onto Main Street. Continue into Cottingham where you take a right hand turn into High Street where the property may be found on the right hand side, as identified by our for sale board.



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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.

Important Notice

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