



PINFOLD HOUSE  
THORPE LANGTON, MARKET HARBOROUGH

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## Pinfold House, Thorpe Langton, Market Harborough

This handsome Victorian country home set within approx. 2.21 acres and perched on the edge of Thorpe Langton offers you the best of both worlds with peaceful and protected panoramic countryside views within a few minutes' drive from Harborough town centre and rail station.

Prominent Victorian country home | Over 3,100 Sq. Ft of accommodation | Four double bedrooms | Three reception rooms | Two conservatories and two studies | Refitted kitchen and utility room | Ensuite bathroom and family bathroom | Double garage and outbuildings | Panoramic countryside views | Approx. 2.21 acres

### ACCOMMODATION

Fine, period country living awaits the moment you step in through the door into the hall, yet a glimpse to your left into the kitchen offers a taste of 21st century living. To the right of the hall is the formal dining room, a rich and warm room ideal for entertaining in style which opens into the sitting room that features exposed beams and prominent fireplace. The Vale Garden Houses conservatory provides further living space and offers fine views across the garden and rolling countryside beyond. The study is enveloped with bookcases and is perfectly private for working from home.

The snug feels cosy with a wood burning stove. This links to the second Vale Garden Houses conservatory, which offers further dining space and has fine views. The kitchen has been expertly re-fitted by Alexander Lewis and features a bespoke range of contemporary fitted units to include a pantry cupboard, central island, integrated Miele double oven, Miele gas hob, dishwasher, Quooker hot water tap and fridge/freezer. The boot room offers day to-day entry from the front drive and is perfect for storing muddy boots, there is a handy guest cloakroom tucked to the side.

The utility room has been fitted with a range of Howdens bespoke units with plumbing and space for a washing machine, dryer, and a dishwasher.

A passage leads into an office/study which also has a gym room beyond.

Upstairs the master bedroom commands fine views of the countryside and features a walk-in dressing room and ensuite bathroom. There are three further double bedrooms with fitted wardrobes. The family bathroom has been fitted with shower cubicle, wash hand basin set within vanity unit and a WC.

### OUTSIDE

Attractive, landscaped formal gardens with well-stocked borders wrap the rear and side elevations of this home and were designed by the Chelsea Flower Show medallist Elspeth Stockwell. Park railings allow unhindered views to the paddock and the rolling countryside of Leicestershire and Northamptonshire. The original 'pinfold' lies behind a brick wall and is accessed via a gate from the orchard end of the courtyard to the front of the house. Currently used as a play area, it would also lend itself to development of a kitchen garden.

The courtyard is gravelled to a raised orchard area, providing ample off-road parking and is accessible via an electric gate. The outbuildings, a former coach house and stables comprise double garage, store and workshop with a further mezzanine floor offering space above. There is scope to convert this to further accommodation subject to consents.

Security is well catered for with an automated six-bar gate, alarm, CCTV, and external lighting.

### LOCATION

Thorpe Langton is one of the most sought after village locations within Leicestershire, its popularity derived not only from the quality of housing stock but also the attractive south-east Leicestershire countryside, access to Market Harborough and its mainline railway station with links to London St. Pancras in just under an hour.

Popular local schooling in both the state and private sectors are available locally, of particular note is Church Langton primary school. There is a strong sense of community throughout the Langton villages. The village also boasts one of the area's most highly regarded public houses/restaurants. The nearby market town of Market Harborough provides an extensive range of niche shopping and leisure opportunities.







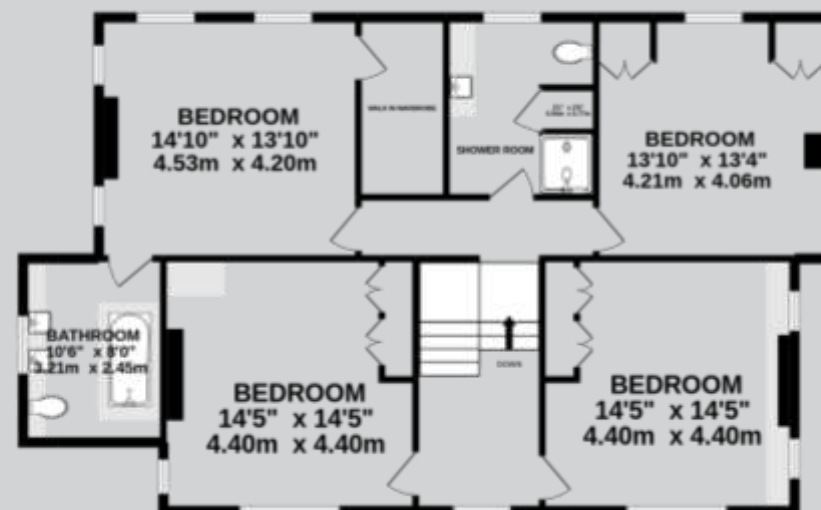
Main House Approx Gross Internal Floor Area = 293.4 M<sup>2</sup> (3158 Ft<sup>2</sup>)  
 Outbuildings Approx Gross Internal Floor Area = 92.8 M<sup>2</sup> (999 Ft<sup>2</sup>)

**Total Approx Gross Internal Floor Area = 139.6 M<sup>2</sup> (4157 Ft<sup>2</sup>)**

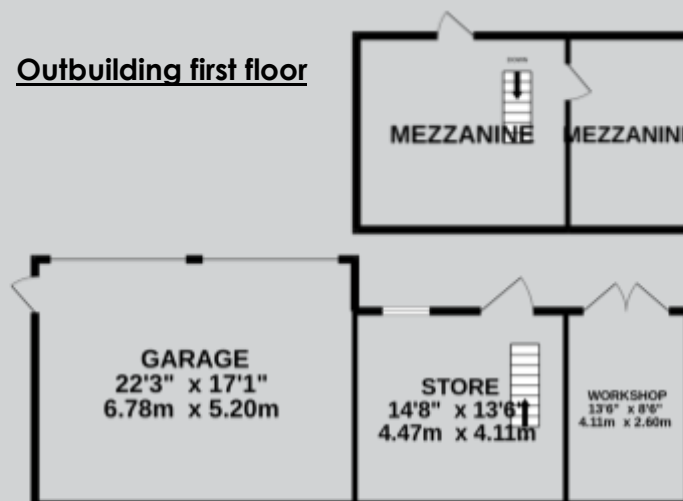
Measurements are approximate. Not to scale. For illustrative purposes only.



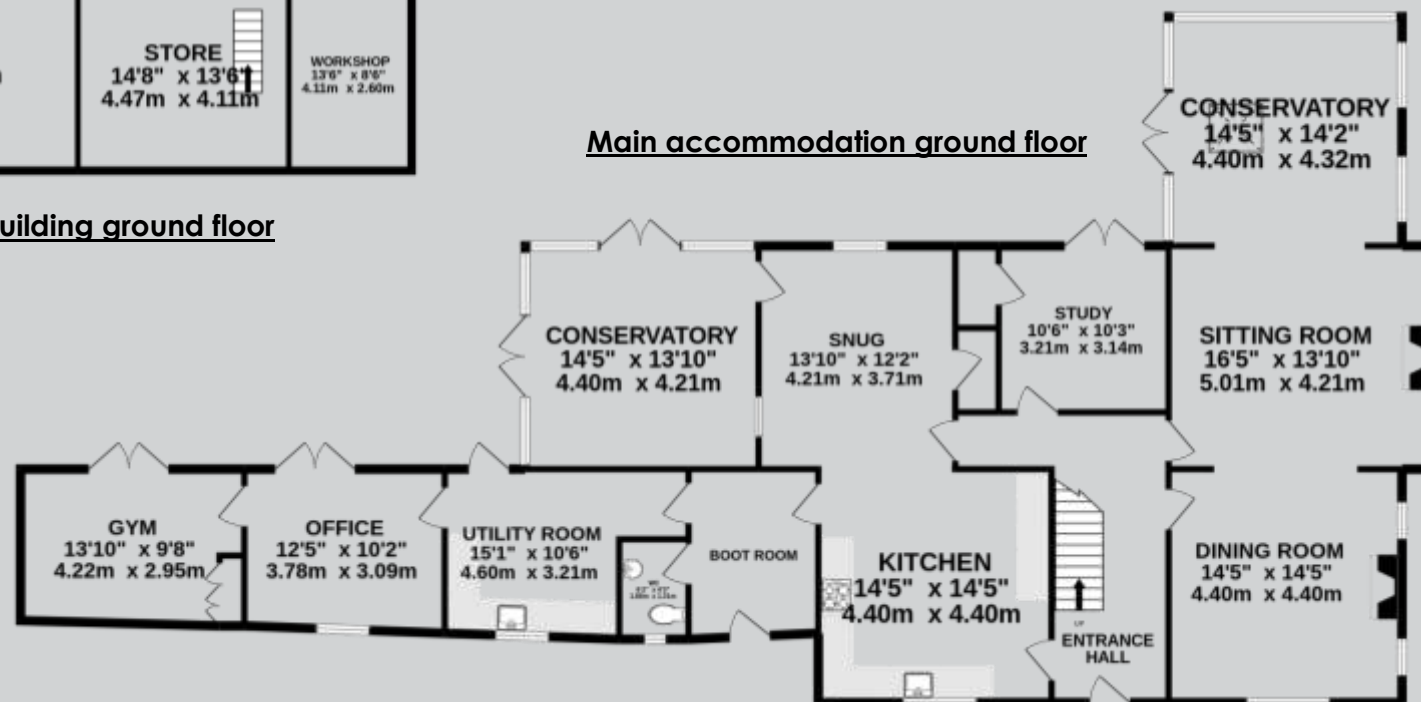
### Main accommodation first floor



### Outbuilding first floor



### Main accommodation ground floor



### Outbuilding ground floor

**TENURE:** Freehold  
**LOCAL AUTHORITY:** Harborough District Council  
**TAX BAND:** G  
**SERVICES:** The property is offered to the market with all mains services and gas-fired central heating.  
**ACERAGE:** Approx. 2.21 acres

### **DIRECTIONAL NOTE**

From Market Harborough town centre proceed north along Burnmill Road towards Great Bowden. At the T-junction turn right into Main Street towards the village centre. After the bridge turn left into Manor Road and left again into Langton Road towards Thorpe Langton. Upon entering the village Pinfold House is immediately on your right-hand side.





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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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