

JAMES SELICKS

THE STABLES

MARSTON TRUSSELL, MARKET HARBOROUGH



The Stables is a handsome stable conversion which enjoys far-reaching views across rolling countryside and offers over 3,000 sq. ft of accommodation offering an abundance of charm and character and mature gardens.

Handsome stable conversion • Open countryside views to the front • Over 3,000 sq ft of accommodation • Five double bedrooms • Two ensembles and family bathroom • 32ft sitting room • Study • Kitchen and dining room • Garaging/workshop • Mature gardens •

Accommodation

Pull up through the timber gates into the attractive courtyard drive and marvel at the character of this fine stable conversion. Step through the door into the kitchen which is fitted with an extensive range of wall and base units and features integrated appliances including double oven, induction hob, dishwasher and fridge. To your left is spacious inner hall with stairs leading up to a quarter landing that provides access to the courtyard patio terrace beyond. Tucked discreetly beneath the stairs is a handy guest cloakroom. The utility/boot room is to the right of the hall, and allows plenty of space for coats, boots, appliances and fridge/freezers. The oil-fired boiler can also be found in the corner. Beyond here is a spacious reception room, currently used as a study, but could also serve as a snug, playroom or ground floor bedroom. Across the hall is a show-stopping 32ft sitting room, bathed in natural light from five windows which command attractive views across the courtyard and countryside beyond. A cast-iron log-burning stove provides the perfect focal point. In the corner you will find a lobby with access to the rear, secondary stair well and a ground floor double bedroom. Returning to the kitchen, there is a large open arch that leads into a spacious living room/dining room, formerly the tack room, which also has a log-burning stove and bespoke fitted bookcase.

Upstairs the galleried landing leads to the master bedroom which features a vaulted ceiling, exposed beams and three skylights. The current owners have also fashioned a contemporary ensuite bathroom to the corner which comprises bath, walk-in shower, WC and wash hand basin. Across the hall is a good-sized double bedroom with fitted wardrobes. A further double bedroom with fitted wardrobes and ensuite shower room can also be accessed through here. The family bathroom features a separate shower cubicle, bath, WC and wash hand basin while a further double bedroom can be accessed either through the bathroom or from the landing of the secondary stair well. They all enjoy feature chapel-style windows with a southerly aspect over open countryside.

Outside

To the front is an attractive walled courtyard accessed via timber gates which provides ample off-road parking and leads to the double garage and workshop.

The rear features a well-maintained garden which includes a courtyard patio terrace and a lawn with feature red-brick wall. There is a second double timber gate access to a small courtyard which could provide independent off-street parking for a potential separate annex conversion of the existing garage block (subject to necessary planning consents). Indicative plans available upon request.



View to the front



Location

Marston Trussell is surrounded by some of south Leicestershire's most attractive open countryside and lies only a few miles west of the thriving town of Market Harborough which has excellent shopping and supermarket facilities, schools, a theatre, leisure centre, bars and restaurants. For the commuter, Market Harborough has mainline rail services to London St Pancras with its new Eurostar link, the M1 is accessible at junction 20, and the A14 lies to the south.

Tenure: Freehold

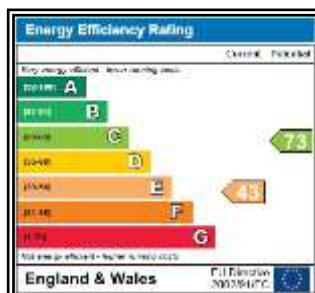
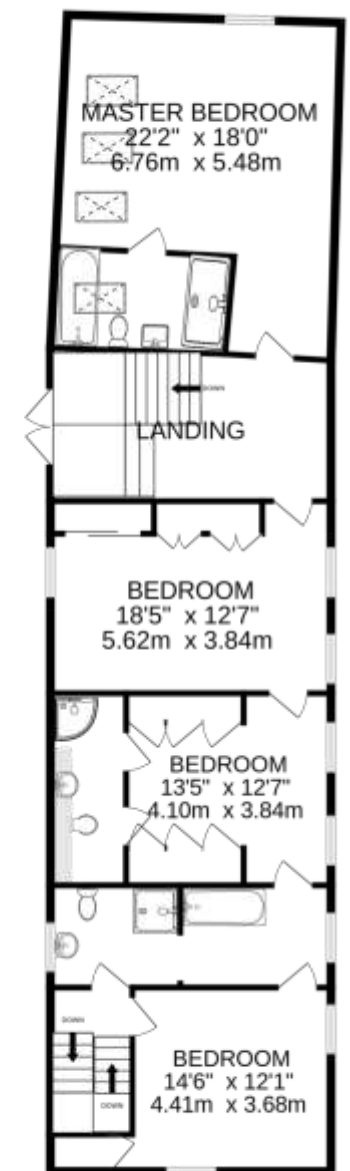
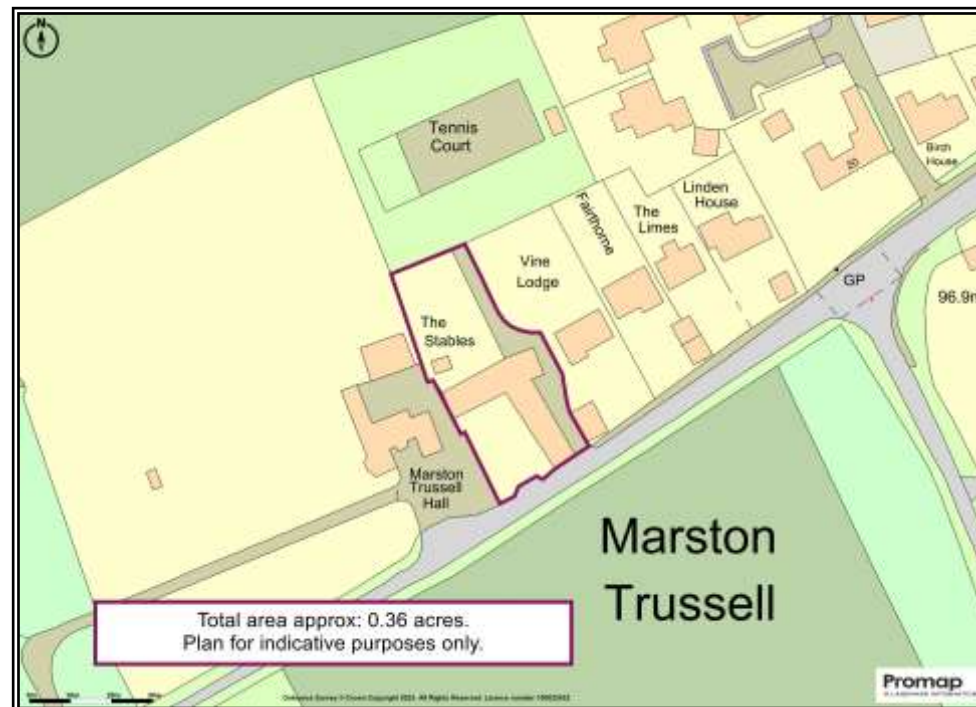
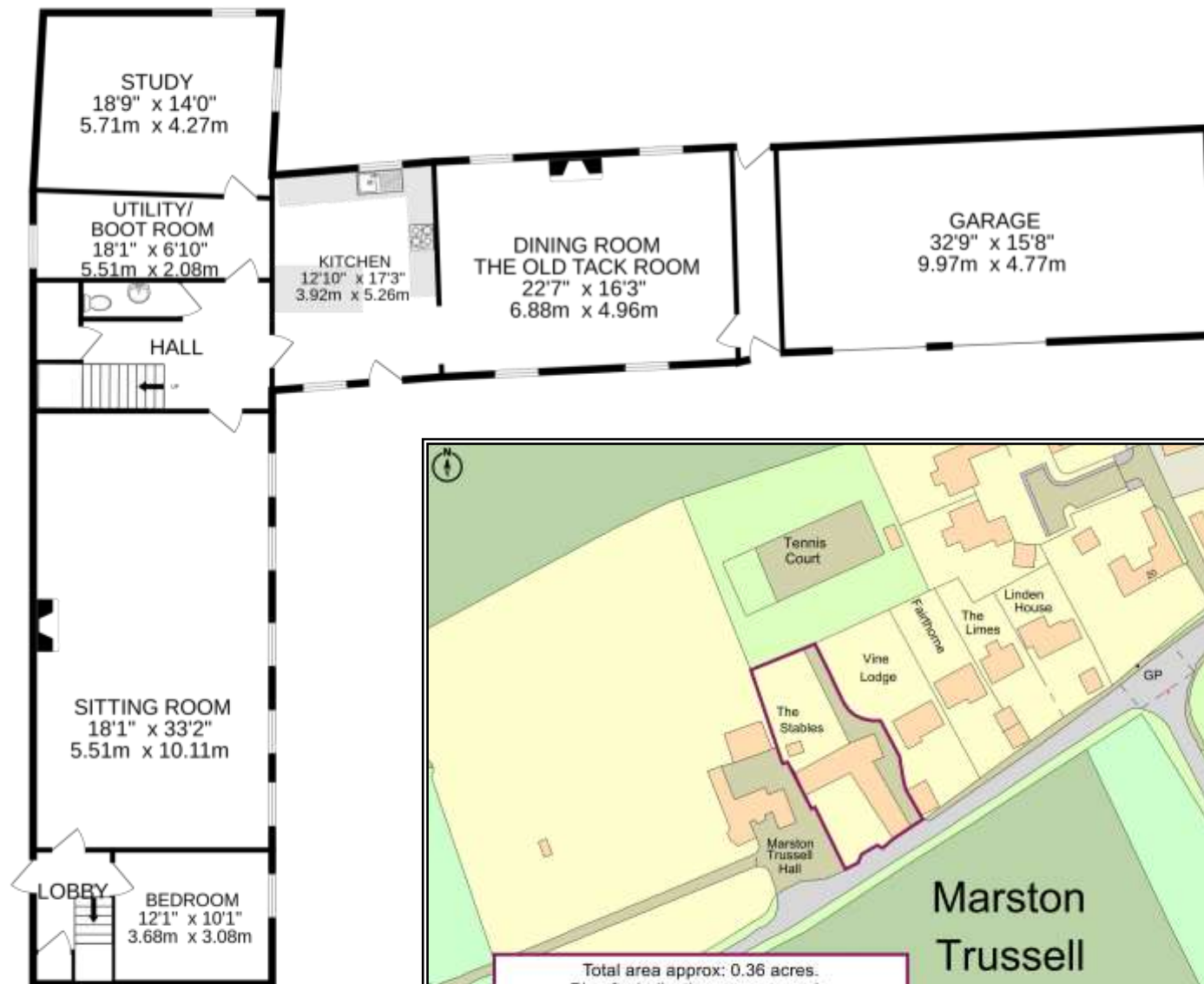
Local Authority: West Northamptonshire Council

Tax Band: G

SERVICES: The property is offered to the market with mains water and drainage and oil-fired central heating.







TOTAL FLOOR AREA : 3306 sq.ft. (307.2 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.



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