

Sybil's Cottage

GREAT BOWDEN, MARKET HARBOROUGH





A stylishly and impeccably presented double fronted period home, in the heart of the ever popular Great Bowden, overlooking the village green.

Super prime village location • Extended, refurbished and immaculately presented throughout • Master bedroom with ensuite bathroom • Further double bedroom and bathroom • Sitting room with log burner • High quality open plan living kitchen • Utility room • Pretty cottage gardens to the front and side • Overlooking the picturesque village green • Approx. 1 mile from Market Harborough • Market Harborough train station has links to London St. Pancras in under an hour •

Accommodation

Having undergone a comprehensive scheme of refurbishment, upgrading, reconfiguring and extending, Sybil's Cottage is immaculately presented and seamlessly blends classic character features, presented with contemporary flair.

The property has undergone a series of improvements by our client to include damp proofing and wall insulation throughout, the conversion of an outbuilding to a utility room, and to the first floor there has been the addition of an ensuite bathroom to the master bedroom. Further improvements include wet underfloor heating to the ground floor including the sitting room, and electric underfloor heating to the utility and ensuite bathroom, zoned heating and new carpets and blinds throughout. The superb open plan living kitchen has been conceived by combining the previous kitchen and dining room to create a simply show stopping social space in this lovely village home.

The property is of classic proportions with a central door flanked by beautiful square bay windows to the front. The property is entered into the entrance hall which has a guest cloakroom, stairs rising to the first floor and gives access to both sitting room and open plan living kitchen. The sitting room to the right has a feature fireplace with an oak mantle, brick hearth and a log burner inset, underfloor heating and views over the picturesque village green.

The open plan living kitchen has an excellent range of bespoke cabinetry with quartz worktops and upstands. There is space and plumbing for an American fridge freezer and integrated appliances include an oven with induction hob and a concealed extractor hood over and a dishwasher. All appliances were installed late 2021. A Belfast sink takes in views of the side garden, while the beautiful square bay window affords views over the front garden and village green. There is underfloor heating under the tiled flooring. A stable door gives access to the side garden, where the former outbuilding has been converted into a new utility room which again has a good range of cabinetry, worktops, space and plumbing for a washing machine and tumble dryer.

Stairs rise to the first floor which provides a master bedroom which is a light, bright room with high quality Alexander Lewis wardrobes. It benefits from a superb ensuite bathroom with a stunning freestanding bath, double shower enclosure with recess shelving, WC, wash hand basin, heated chrome towel rail, underfloor heating under a tiled floor and a window to the side elevation and further Velux window. Bedroom two is a good-sized double with views over the village green and off the landing completing the accommodation is a delightfully fitted family bathroom with a double shower enclosure, WC, wash hand basin, heated chrome towel rail, tiled walls and wood flooring.





Outside

Sybil's cottage is accessed through a hand-gate set into the original brick boundary wall, with a neat pathway and hedging and lawns to the side. A gate leads to a small courtyard area and the utility outbuilding. Steps lead up to the walled garden predominantly laid to lawn with a sunny entertaining terrace and a wooden log store.

Location

Great Bowden is a thriving village lying approximately one mile outside of Market Harborough, an extremely attractive market town offering niche shopping, leisure and sporting amenities in addition to mainline railway networks to London St. Pancras in little over an hour. The village itself has a lively community with a store and post office, coffee shop, tearoom /deli, popular public house, primary school and parish church, and is situated amongst some of the County's finest countryside.

Tenure: Freehold

Local Authority: Harborough District Council

Tax Band: C

Conservation Area: Great Bowden Conservation Area

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

Satnav Information

The property's postcode is LE16 7EU, house name of Sybil's Cottage, and house number 23.







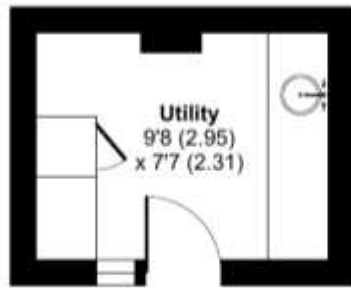
THE GREEN , GREAT BOWDEN, MARKET HARBOROUGH,

Approximate Area = 953 sq ft / 88.5 sq m

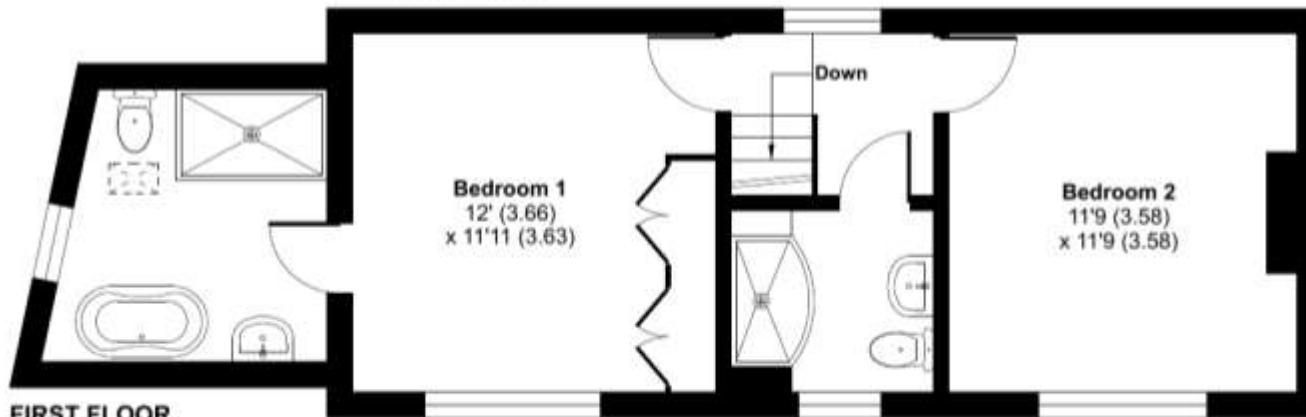
Outbuilding = 73 sq ft / 6.7 sq m

Total = 1026 sq ft / 95.2 sq m

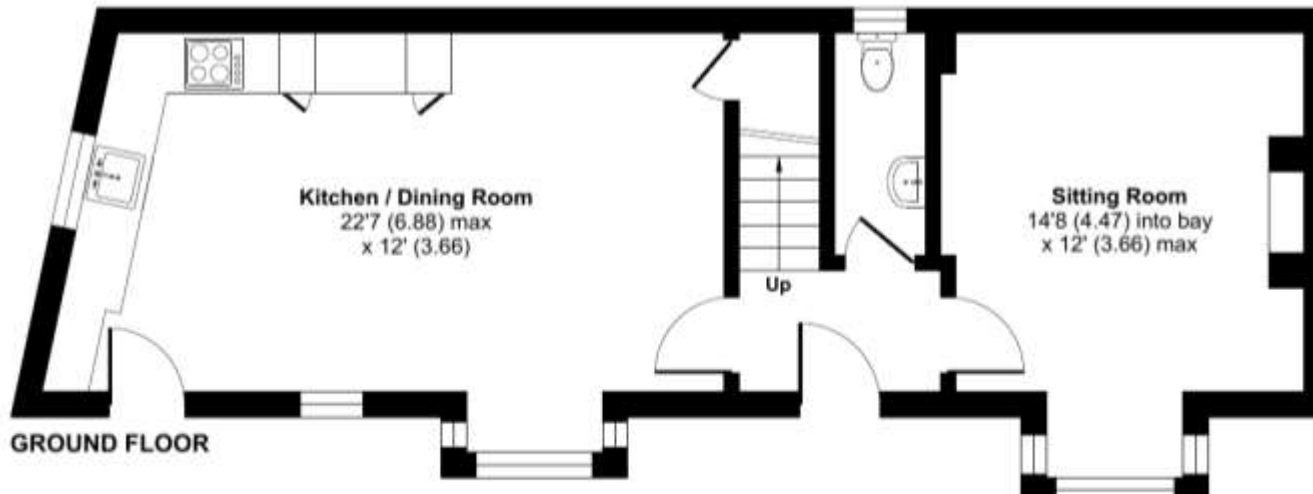
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OUTBUILDING



FIRST FLOOR



GROUND FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2024. Produced for James Sellicks Estate Agents. REF: 1076392

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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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