

JAMES  
SELICKS

Langton  
Farmhouse

FOXTON,  
MARKET HARBOROUGH



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SELICKS  
LISTED BUILDINGS

A fantastic, detached period farmhouse boasting in excess of 2600 Sq. Ft. of accommodation over three floors, where an internal inspection is highly recommended to appreciate the size and standard of accommodation on offer. Located in a quiet setting at the top of Swingbridge Street in the conservation village of Foxton just outside Market Harborough, this fine family home is offered with no upward chain.

In excess of 2600 Sq. Ft of accommodation • Close proximity to Market Harborough and its Train Station • Detached double garage with studio above • Sitting Room, Dining Room & Superb Family Room • Kitchen, Pantry, Boot Room, WC & Cellarage • Master Bedroom with Dressing Room & Ensuite Bathroom • Three further Double Bedrooms • Two further Bath/Shower Rooms • Landscaped gardens • Excellent wi-fi for working from home •

#### Accommodation

Langton Farmhouse served the Manor House in Foxton and its inhabitants and is a charming Grade II Listed, three-story property dating back to 1730. Having been beautifully restored over many years; this stunning property boasts many original features including exposed beams and brickwork, wide plank floorboards, and an Inglenook fireplace, and offers superb and spacious accommodation.

The property benefits from two entrances, with the principal one through a secondary glazed and wooden door into a beautiful dining room that has windows to the front elevation with secondary glazing and a window to the rear elevation overlooking the garden. It boasts exposed oak ceiling beams, and a beautiful Inglenook fireplace with a cast iron log burner, built-in original cupboards, and a tiled hearth, with a quarry tiled floor throughout. There is a door down into the cellar and a step up into the rear lobby which has a tiled floor and leads to the delightful sitting room. A good-sized cellar has original brick steps and is suitable for use as a wine cellar.

The sitting room is a tranquil room full of charm and character, it has a window with secondary glazing to the side elevation, beautiful, exposed oak ceiling beams, a cast iron fireplace with a gas flame effect fire, and offers a peaceful sanctuary to retire to.

The kitchen is large and spacious and has a secondary glazed and wooden door and benefits from an excellent range of solid oak eye and base level units and drawers, granite worktops and splashbacks, ceramic under-mounted sink, chrome mixer tap, and granite drainer, Bosch integrated dishwasher, plumbing for an automatic washing machine, a Rangemaster six ring oven set within a chimney breast recess with granite worktop either side and cupboards beneath, original oak beam above, feature lighting, glass shelving to one side and cupboard to the other. There is a display cabinet, wooden flooring, and a door to the pantry area which offers further eye and base level units, drawers, granite worktops, and shelving. There is space for a fridge freezer with cupboards built around it, a window with secondary glazing to the rear elevation, tiled flooring, and a WC off. A boot room has a storage cupboard, and a stable to door giving access to the fully secure and private gardens.

An open doorway from the kitchen leads to a stunning family room which is a light bright room offering flexibility in its use; with exposed beams, exposed original brickwork, twin French doors with full-height windows leading out to the garden, a cast iron multi-fuel log burner set on a tiled hearth and wooden flooring, it is the perfect space for entertaining or enjoying a quiet moment.

A return staircase to the first-floor landing has exposed oak beams, a window to the front elevation, built-in shelving providing a substantial bookcase, a window to the rear elevation, and a return staircase to the second floor. Discreetly hidden behind two doors is a large understairs storage cupboard.





The master bedroom has a window with secondary glazing to the front elevation, spotlights, original floorboards, and storage cupboard with shelving, and houses the Worcester wall-mounted condensing boiler. The walk-in wardrobe offers an excellent range of built-in wardrobes with hanging space, shelving, and drawers. There are spotlights and feature pelmet lighting, and a door leads through to the ensuite bathroom which has a window to the rear elevation, a freestanding ball and claw bath, a double corner shower cubicle, wash hand basin with cupboard over, an electric shaver point, low flush WC, heated chrome towel rail, part panelled and part tiled walls spotlights and original floorboards.

Bedroom two is a double which has a convenient shoulder-height cupboard as you enter the room, a window with secondary glazing to the side elevation which fronts the road, original exposed ceiling oak beams, built-in wardrobes, and original floorboards. A shower room has a window to the rear elevation, a corner shower cubicle, a low flush WC, a pedestal wash hand basin, a radiator with heated chrome towel rail, an electric shaver point, exposed beams, built-in shelving, part panelled and part tiled walls.

A return staircase rises to the second-floor landing which has a Velux window to the front elevation, exposed oak beams, exposed brickwork, eaves storage, and spotlights. Bedroom three, a double, has Velux windows to the front and rear elevations, exposed brick chimney breast, built-in shelving, and eaves storage. Bedroom four has a window to the side elevation fronting the road, one Velux window to the front and one to the rear, built-in wardrobes and drawers, and eaves storage. The bathroom has a panelled bath, wash hand basin with cupboard under, low flush WC, eaves storage, exposed oak beams and brickwork, and a Velux window to the rear elevation.

#### Outside

The property is in the beautiful and peaceful conservation area of Swingbridge Street in Foxton, and access is via a shared driveway. Outside the property is a further two-storey building which currently serves as a double garage and studio. The property benefits from substantial parking space easily able to accommodate three/four vehicles, with the addition of two spaces within the garage. The garage itself benefits from mains electricity and plumbing for water. The present owners have installed a useful WC and basin on the ground floor, and currently use the ground floor of the garage as a gym. The floor above is presently used as a studio/office space. The building itself is thought suitable to be converted into ancillary accommodation, subject to the necessary planning consents.

To the rear of the property are gardens professionally landscaped into zones by the current owners and include raised flowerbeds with beautifully stocked shrub and herbaceous borders and a shaped lawned area, a paved entertaining space accessed from the garden room which affords privacy and is not overlooked. There is also a second paved entertaining area. In addition, is an increasingly wild garden that attracts many types of birds. The garden is enclosed by fenced and hedge boundaries affording fantastic privacy.

#### Location

The village of Foxton has two excellent pubs, a vibrant community spirit, many clubs and societies for all ages (including Cubs and Scouts) a well-subscribed tennis club with courts, plus schooling at the well-regarded Foxton Primary School. The area is well known for its attractive rolling countryside and canal side walks along Foxton's famous locks. Foxton is on the bus route for the two state secondary schools in Market Harborough including Welland Park- Ofsted rating outstanding; and also, on the bus route for 3 local highly rated Private Schools- Leicester Grammar School, Stonygate School, and Oakham School

The market town of Market Harborough nearby is within the London commuter belt and is also well located for main road networks and around 1 hour from EMA, BHX, and LTN airports. Market Harborough also offers a wide range of niche shopping, local supermarkets, restaurants, a wide range of leisure and recreational facilities, and a mainline rail service to London St. Pancras in little under an hour.









## Langton Farmhouse, Foxton, Market Harborough LE16 7RH

Approximate Gross Internal Area

Main House = 248 Sq. M (2669 Sq. Ft)

Garage = 60 Sq. M (646 Sq. Ft)

Total = 308 Sq. M (3315 Sq. Ft)

Tenure: Freehold

Local Authority: Harborough District Council

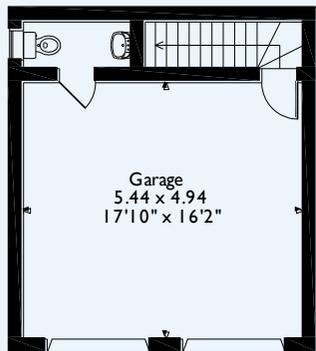
Tax Band: G

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

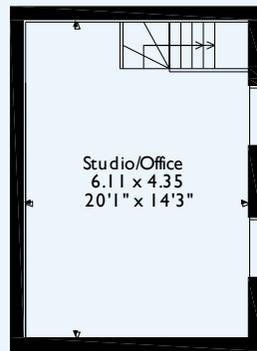
Satnav Information

The property's postcode is LE16 7RH, and house no. 51.

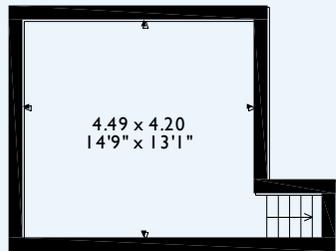
**VIEWINGS ARE STRICTLY VIA PRIOR APPOINTMENT WITH THE AGENT**



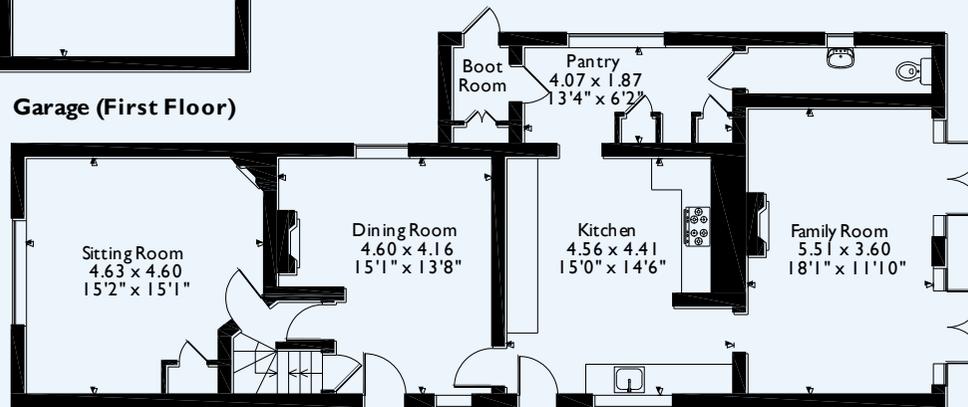
**Garage (Ground Floor)**



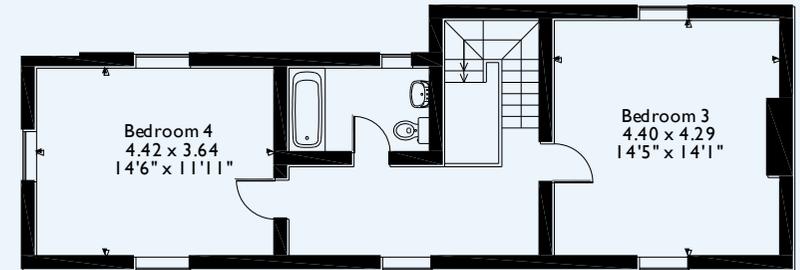
**Garage (First Floor)**



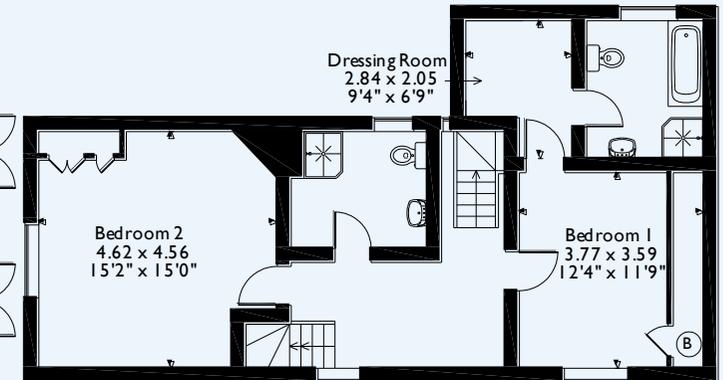
**Cellar**



**Ground Floor**



**Second Floor**



**First Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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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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