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THE LAURELS
GREAT BOWDEN, MARKET HARBOROUGH

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The Laurels,
Great Bowden
Market Harborough

A particularly handsome, Grade II Listed stone village house set in the middle of a plot approaching 2.26 acres in one of the county's most favoured village locations.

Three reception rooms | Breakfast kitchen | Utility room | Master with dressing room & ensuite | Four further bedrooms | Study | Family bathroom
Detached coach house already part developed providing a bathroom & living accommodation upstairs | 2.26 acres of gardens inc. a paddock of 1.67 acres | 5 minutes from Market Harborough Station | Planning consent | Original features |

ACCOMMODATION

The Laurels is a very attractive village home constructed in the main in local ironstone with stone porticos and a fabulous oak framed and glazed rear extension. The property provides a huge amount of potential, with planning consent to convert the detached coach house.

A pretty entrance hall has Minton tiled flooring and attractive staircase to the first floor. The sitting room has dual aspect windows, Limestone flagged flooring and fireplace with log burner inset. The dining room has a boarded floor, beamed ceiling dating back to 1598, a feature open fireplace, French doors to a flagstone terrace with a snug off, featuring a log burning stove, cupboards to the chimney breast recess and a window to the front. A rear hallway is accessed off the courtyard and provides useful cloaks hanging, a useful storage space with a cloakroom off comprising a WC and wash hand basin.

The kitchen is a wonderful room, cleverly extended with a green oak glazed framed providing splendid views over the garden and paddock to the rear. The kitchen has an excellent range of handmade cabinetry by deVOL and comprises a large island unit with a Silestone worktop with double Belfast sink, integrated dishwasher, integrated bins, pan drawers, five ring gas range cooker with extractor hood over, and a limestone flagged floor with underfloor heating (to the raised kitchen area only). There is a large, useful pantry off the kitchen. The utility room has stable doors to both the courtyard and garden, a Belfast sink unit and matching deVOL cabinetry.

An attractive staircase and landing with wide planked boarded floor leads to the principal bedroom with an exposed brick feature wall and built in wardrobes. There is a pretty dressing room off with dual aspect windows and a bathroom with roll top bath with mixer and shower tap, wash hand basin and WC.

There are two further bedrooms with original fireplaces, and built in cupboards. The family bathroom has a three piece suite including a shower over a panelled bath. A staircase leads to the second floor, ideal for the growing family, providing two bedrooms and a study. The loft space affords an opportunity for a further bathroom or another bedroom on the top floor (subject to the usual consents).

OUTSIDE

The property is set well back from Manor Road and accessed via a gravelled driveway with laurel and hedging screening, with a vegetable plot to one side and formal lawned gardens to the other. An attractive courtyard and a range of outbuildings provides enormous potential for a variety of uses including guest accommodation or Airbnb. There are useful original brick potting sheds and a garage.

The Coach House is an attractive building providing garaging and stores to the ground floor. Planning consent has been granted for conversion of the ground floor ref 20/00386/LBC. There is independent external access to a useful guest annex already part developed, with a home office or family room with a shower room off comprising a large shower enclosure, roll top bath, wash hand basin and WC.

SPECIAL NOTE

To the rear of the property is an attractive paddock extending to approximately 1.67 acres or thereabouts. The paddock is subject to a restrictive covenant preventing development until 2027. (Area marked blue on the enclosed plan). This land has previously been identified as development land by the council.

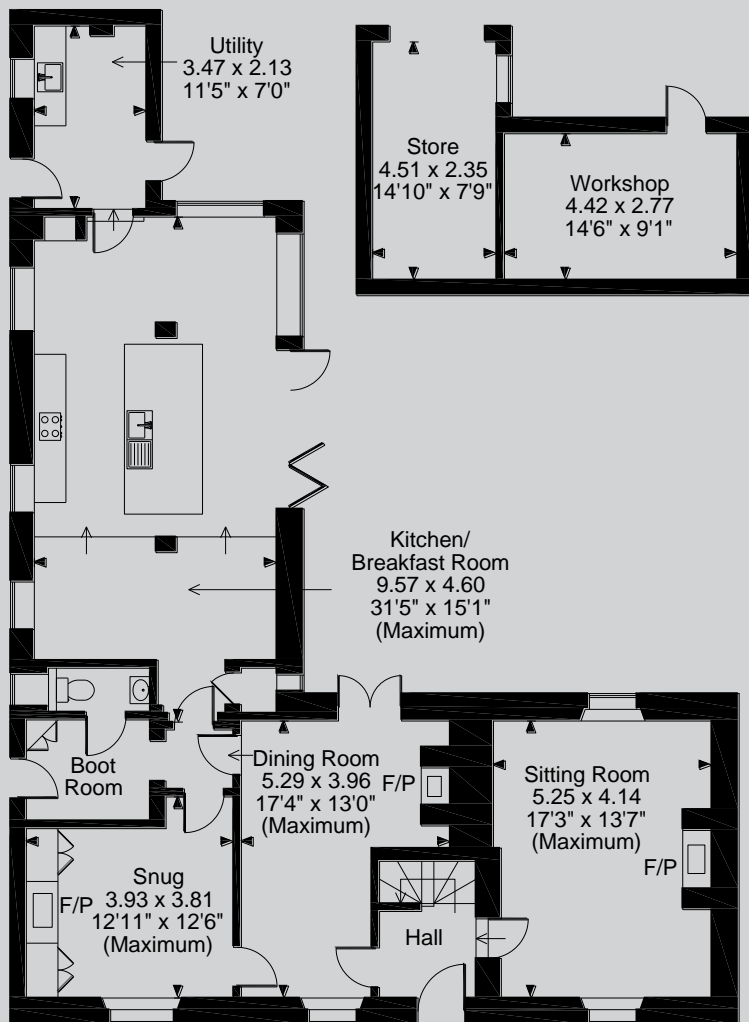
LOCATION

Great Bowden is one of the most highly sought after villages within the county both by virtue of the quality housing stock and strong community spirit, good local amenities include a parish church, post office, village store and primary school. There is a selection of places to eat and dine with two gastro public houses, the Shoulder of Mutton and Red Lion both recently renovated and upgraded and very popular amongst villagers and people who visit. In addition, there are two cafes, the renowned Bowden Stores which also has a gift shop and Weltons Deli which has a post office and shop, as well as a café.

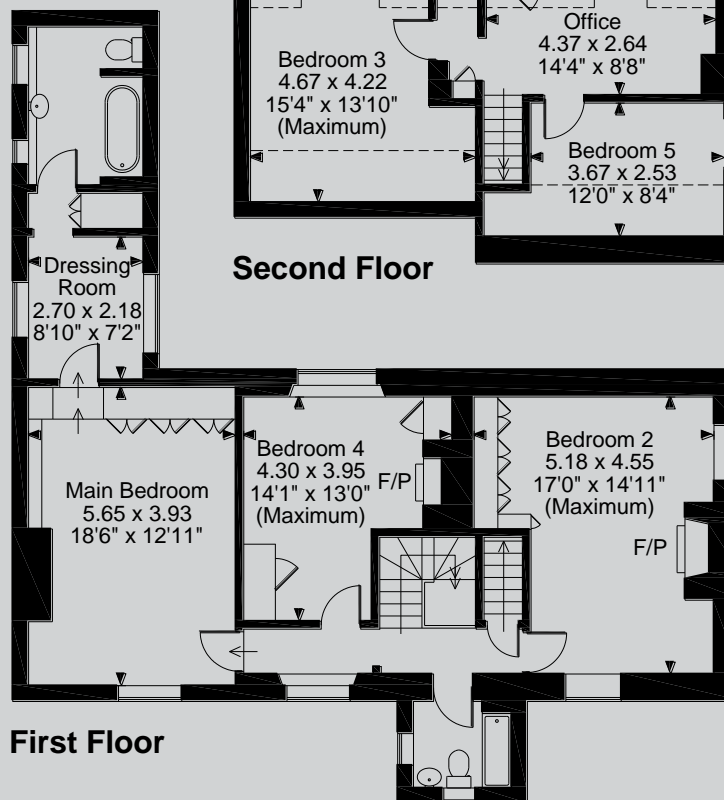
The nearby town of Market Harborough provides a wide range of shopping, leisure, education and recreational facilities with a mainline train service within convenient walking distance, giving access to London St. Pancras in under an hour. Schooling is well catered for in both the state and private sector. Of particular note are Uppingham School, Oakham School, Stoneygate School, Leicester Grammar the latter two both in Great Glen.





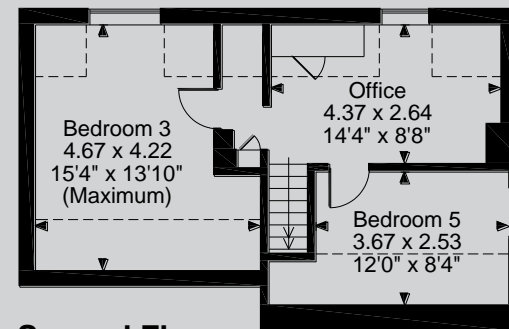
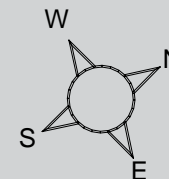


Ground Floor

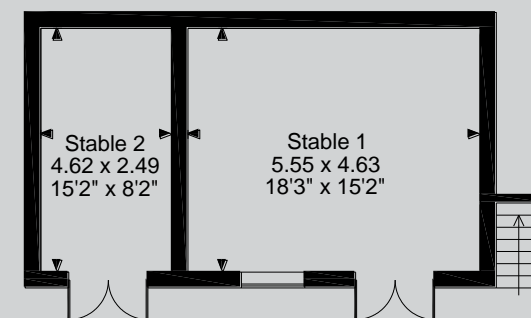


First Floor

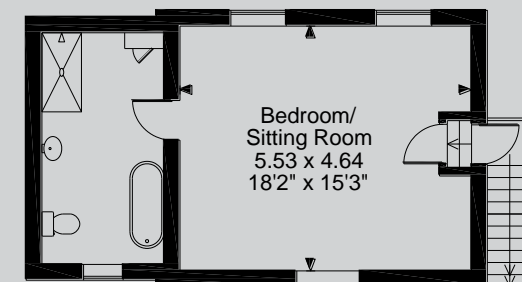
Approximate Gross Internal Area
Main House = 2518 Sq Ft/234 Sq M
Workshop & Store = 250 Sq Ft/23 Sq M
Coach House = 815 Sq Ft/76 Sq M



Second Floor



**Coach House
Ground Floor**



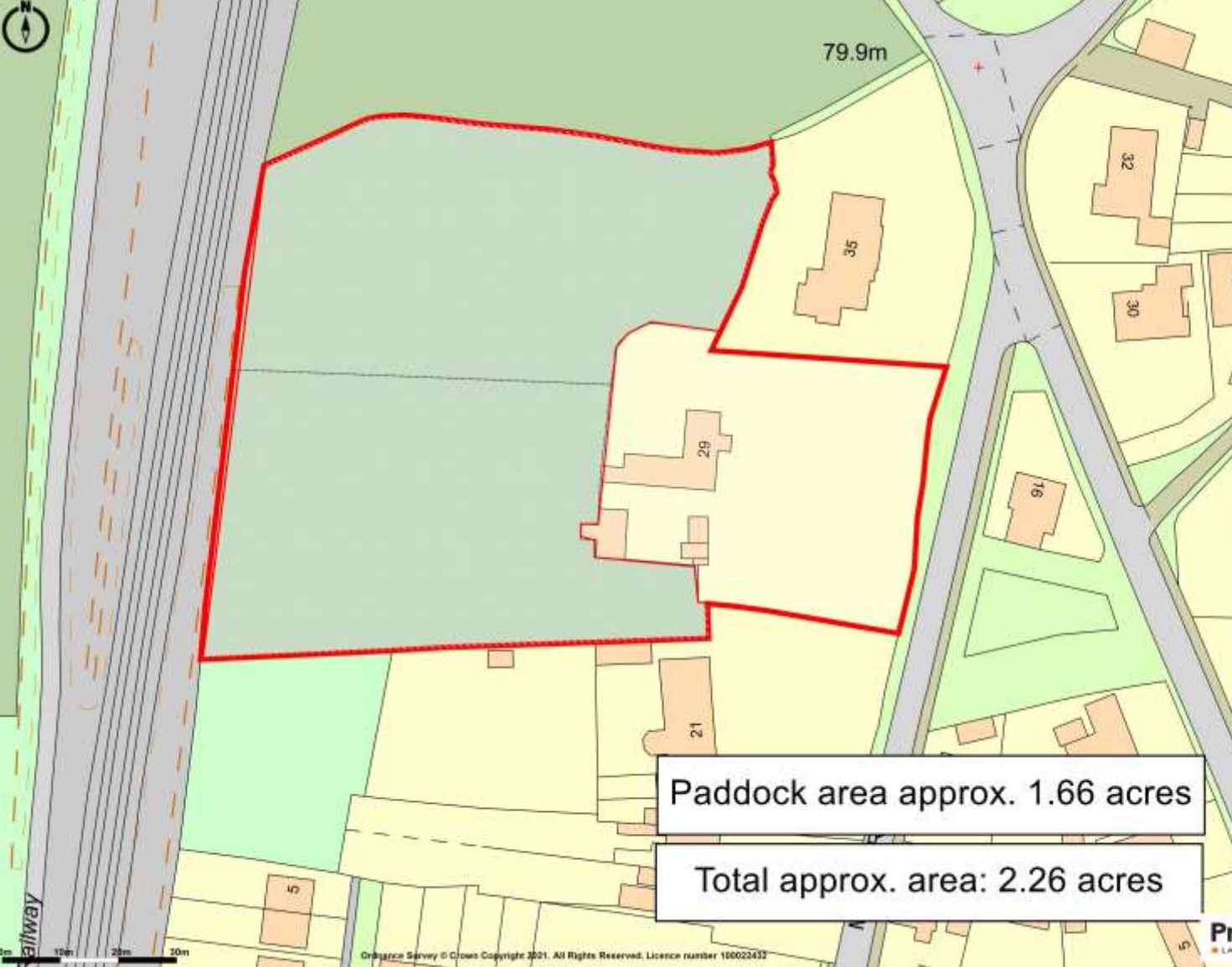
**Coach House
First Floor**

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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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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