



BOUNDARY HOUSE  
THORPE LANGTON, MARKET HARBOROUGH

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## Boundary House, Main Street, Thorpe Langton, Market Harborough LE16 7TS

Boundary House is a classically proportioned modern village home, built and designed by our Clients using high quality materials, in a wonderful setting affording unrivalled views over Langton Caudles.

Classically designed village home | Unrivalled countryside views | Designed for modern open plan living | Four reception rooms | Living kitchen and utility | Six bedrooms | Four bath/shower rooms | Garaging with guest/home office accommodation over | Fabulous gardens and paddock | Total plot approx. 1.1 acres |

### ACCOMMODATION

Designed for both entertaining and modern family living, the accommodation is arranged off a fabulous reception hall and is highly specified throughout with quality joinery, high ceilings, marble and slate flooring and underfloor heating. The arrangement, scale and ambition of this project is rarely undertaken. Combined with a prime village location in wonderful countryside and convenient access to Market Harborough and its station, this is indeed a rare visitor to the open market.

A sensational entrance hall has random flagged marble flooring with underfloor heating, curved walls, deep skirting, a guest cloakroom off and an elegant staircase rising to the first floor, with a window on the half landing. A stunning arrangement of the principal reception rooms are orientated so all take best advantage of the gardens and views and provide versatile open plan spaces. The living room has an elegant feature fireplace creating a focal point and dual aspect taking in the views. A dining room has a lovely deep square bay window and an office/play room has slate flooring and dual aspect views.

A living dining kitchen has a curved feature brick wall, slate flooring with underfloor heating and French doors leading out to the rear terrace and garden beyond. The fitted kitchen has Caesarstone work surfaces and an array of pan drawers and base cabinets providing plenty of storage. High quality integrated appliances include a Siemens double oven, dishwasher, space and plumbing for an American fridge freezer and a

five ring hob with extractor hood over. A utility room off has further storage space, ample white appliance space, a gas boiler and door to the rear.

A sweeping staircase gives access to a splendid landing with feature low level lighting. A master bedroom suite offers views over Langton Caudles through French doors with a Juliette balcony. There is a walk-in wardrobe and double doors to a particularly spacious bathroom room with dual aspect windows and fine views. There are two further double bedrooms and a guest suite with an ensuite shower room, all providing glorious views over the grounds and paddock. The family bathroom is spacious, with fully tiled walls and a four piece suite. A handy laundry room/utility has plumbing for a washing machine, dryers, storage space and an airing cupboard off. The first floor accommodation is completed by a single bedroom/ study.

The second floor accommodation leads from a landing/study area to provide a teenager suite with bedroom and living areas and ensuite shower room. The views from a picture window over Langton Caudles must rank as one the finest in the county.

### OUTSIDE

Boundary House is accessed via a shared driveway adjacent to The Old Farmhouse and leads to large garage for three vehicles. An independent staircase leads to accommodation suitable for an au pair/guests/home office or dependant relative, with a bedroom, kitchenette and ensuite shower room off. To the side of the property is ample additional car parking and access to a paddock with field shelter. The garden to the rear is predominately laid to lawn providing wonderful views, with a large random flagged terrace, manicured topiary and a delightful sunny aspect.

### SPECIAL NOTE

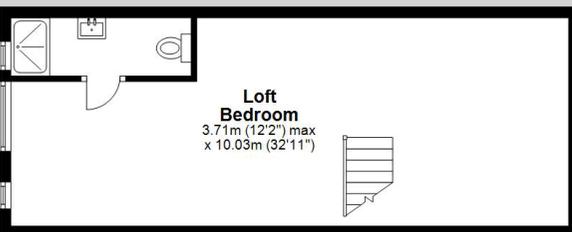
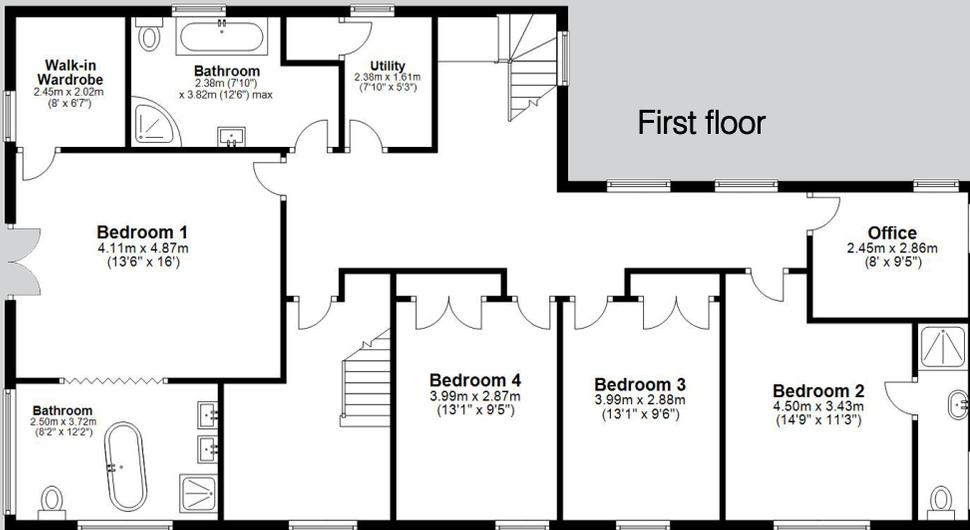
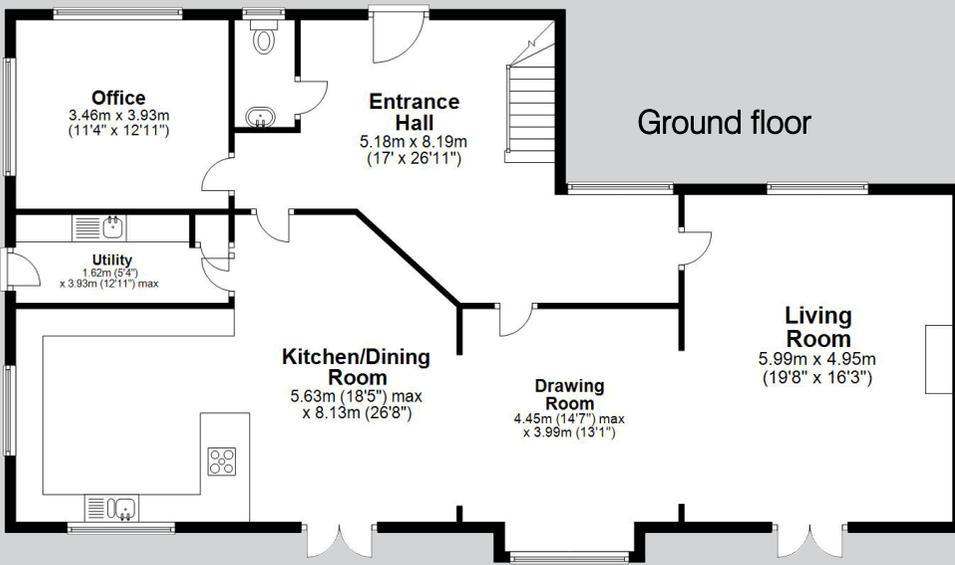
The paddock area (shaded blue on the attached plan) will be subject to an uplift provision. Terms available on request.

### 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 in particularly Church Langton primary school and 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.

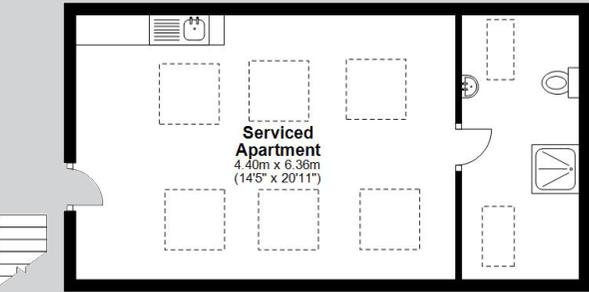
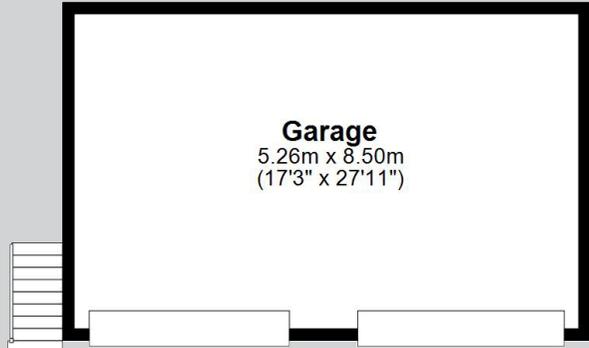






**Boundary House, Main Street, Thorpe Langton, Market Harborough, Leicestershire LE16 7TS**

Ground floor area approx. 136.5 Sq. M / 1469.6 Sq. Ft  
 First floor area approx. 126.8 Sq. M / 1365.4 Sq. Ft  
 Second floor area approx. 37.2 Sq. M / 400.6 Sq. Ft  
**Total approx. 300.6 Sq. M / 3235.6 Sq. Ft**  
 Plus garages approx. 44.7 Sq. M / 481.3 Sq. Ft  
 Plus outbuilding approx. 37.1 Sq. M / 399.4 Sq. Ft

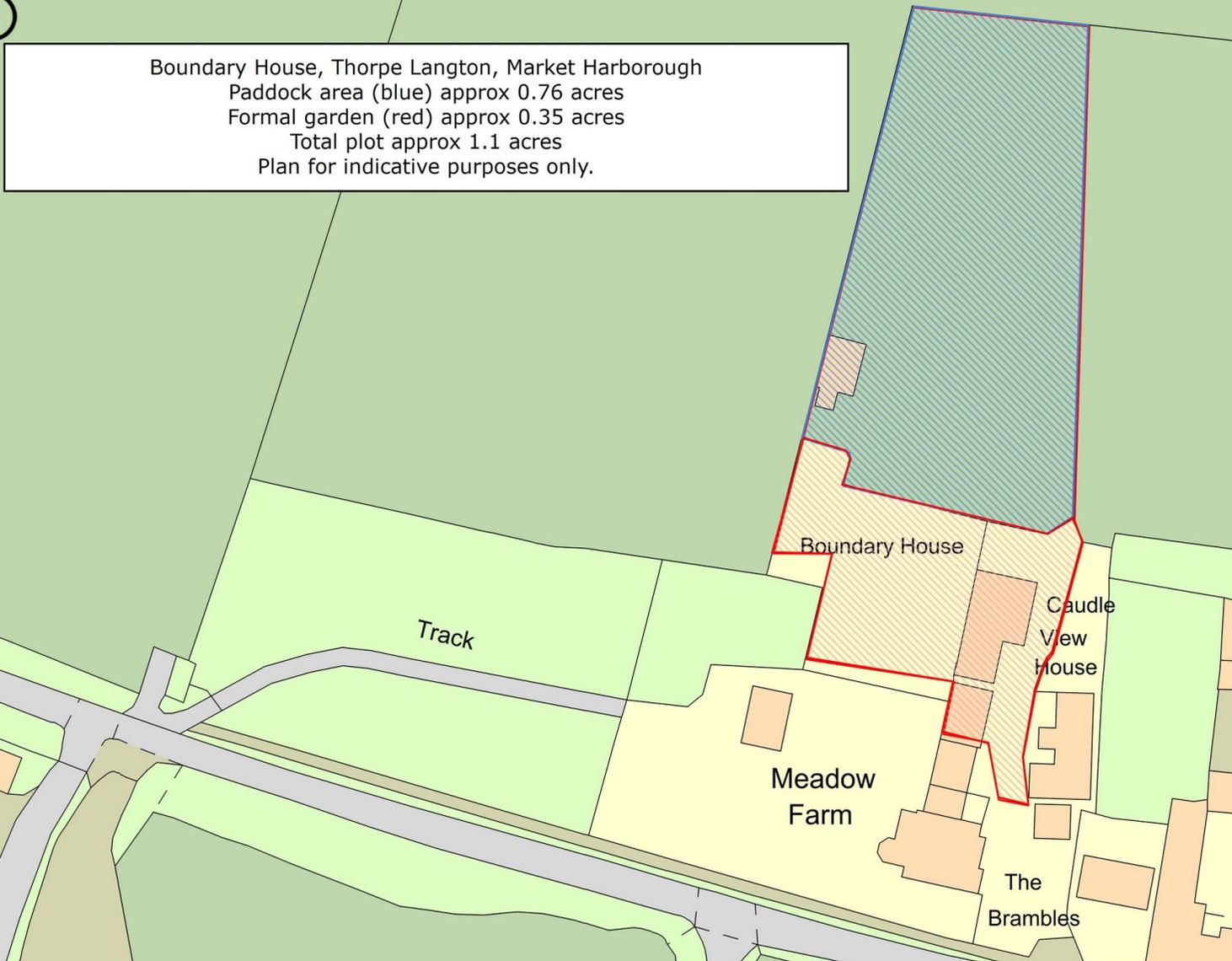


Floor above garage

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76   c	80   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**DIRECTIONAL NOTE**  
 Proceed out of Market Harborough via the B6047 Leicester Road and at the roundabout take the second exit onto Melton Road, turning eventually right onto Thorpe Langton Road and continuing into the village of Thorpe Langton, where Boundary House may be found on the right hand side as indicated by our agents for sale board.

Boundary House, Thorpe Langton, Market Harborough  
 Paddock area (blue) approx 0.76 acres  
 Formal garden (red) approx 0.35 acres  
 Total plot approx 1.1 acres  
 Plan for indicative purposes only.



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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.