

2 THE MEWS, GREAT BOWDEN HALL

GREAT BOWDEN, MARKET HARBOROUGH



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2 The Mews, Great Bowden Hall, Leicester Lane, Great Bowden, Market Harborough Leicestershire

This delightful one bedroom mews cottage, set within the grounds of a converted 18th Georgian residence could be the perfect bolthole or lock up and leave. An exclusive gated community with communal grounds, countryside views, 15 acre shared paddock and direct access to canal towpath, just a stone's throw from Market Harborough town, mainline rail and Great Bowden village.

Grade II Listed Mews Cottage | Open plan living, dining kitchen area | Double bedroom with open countryside views | Ensuite bathroom | Ground floor guest cloakroom | Communal gardens, secret garden | 15 acre shared paddock | Allocated parking | Within grounds of converted country residence | No upward chain |

ACCOMMODATION

Take in the architectural splendour of Great Bowden Hall, a mid-18th century Georgian country residence, and the attractive formal grounds, as you sweep through the electric gates and round the driveway to this exclusive gated community.

Step through the glazed front door into an inviting hall where you will spot the handy guest cloakroom. You will notice the height of the ceiling as you come through to the open plan living accommodation, which, along with the natural light flooding through the large bay window, adds to this sense of space in this unique home. Fitted benches flank the bay window providing storage space and the perfect spot to while away the hours gazing out on to the communal gardens and paddock beyond. Open archways lead to the dining room (which could serve as a home office) and kitchen. Both have skylights allowing for further natural light. There is plenty of storage to the fitted units which also include an integrated fridge/freezer, oven, gas hob and space for a washing machine.

The staircase leads up to the large bedroom which enjoys a dual aspect providing views over the communal gardens and shared paddock to one side and open countryside views towards Thorpe Langton and Sutton Bassett to the other side. A fitted double wardrobe provides handy storage, with room for bedroom furniture or desk space to work from home. The ensuite bathroom is fitted with a white suite comprising bath with shower over, pedestal wash hand basin and WC.

OUTSIDE

Set within the grounds of this handsome country house, you have access to formal, communal gardens, 15 acres of shared paddock and a secret garden/dining terrace with access to the canal side towpath. The property also has allocated parking for two vehicles and a brick store.

TENURE

Freehold with £86 pcm contribution to the upkeep of communal gardens and 15 acre paddock.

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.

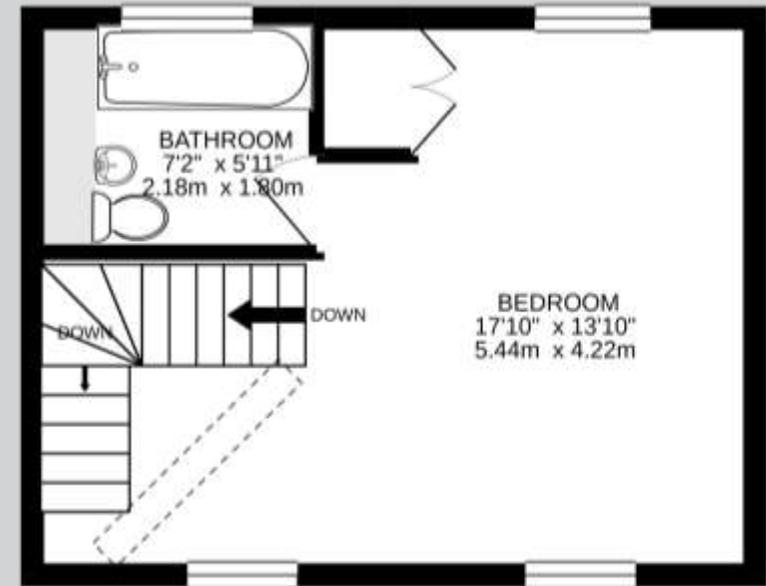
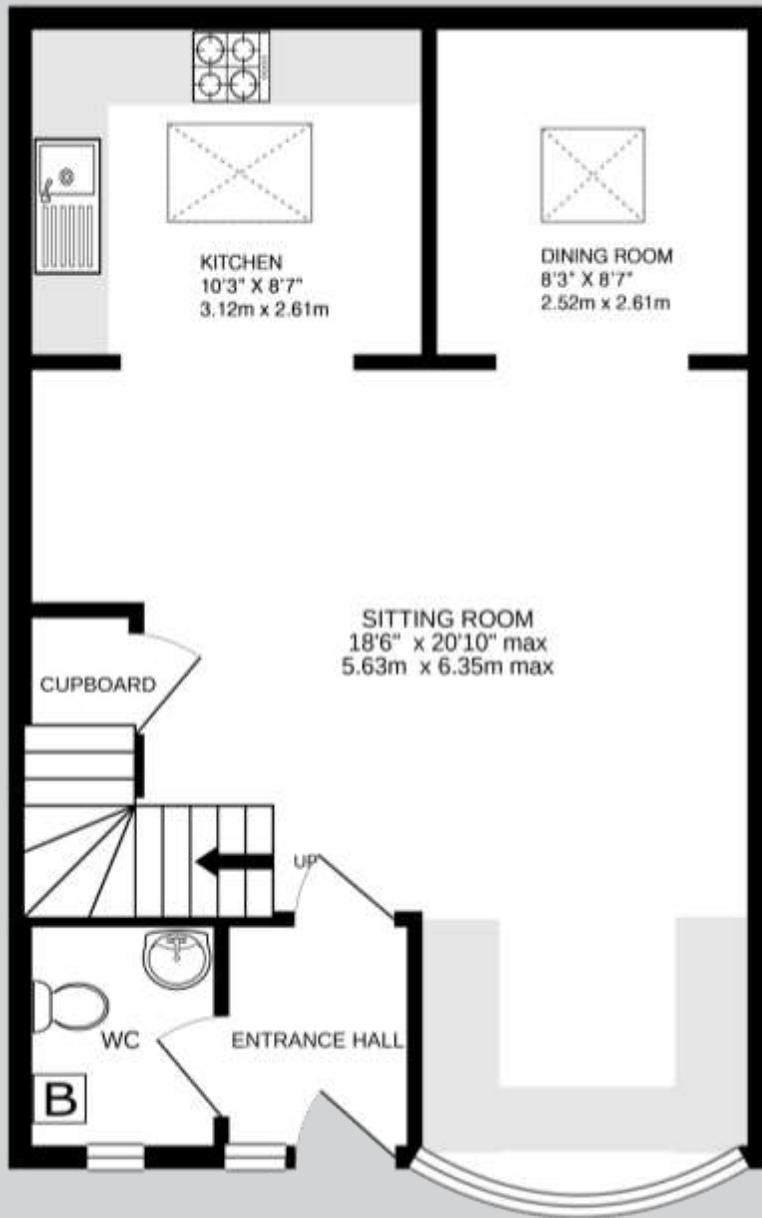
The nearby town of Market Harborough provides a wide range of shopping, leisure, education and recreational facilities with a mainline train service within convenient walking distance, giving access to London St. Pancras in under an hour. Schooling is well catered for in both the state and private sector.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

DIRECTIONAL NOTE

Proceed out of Market Harborough via Burnmill Road. Upon entering the village of Great Bowden, turn left at the T junction into Leicester Lane. Proceed out of the village for approximately a quarter of a mile where you will find the entrance gates to Great Bowden Hall, set within a red brick wall on your left-hand side. Upon parking the property can be found on the far side of the centre radial and sun dial feature.







2 The Mews, Great Bowden Hall,
Leicester Lane, Great Bowden, Market Harborough

Ground floor = 49.2 Sq. M / 530 Sq. Ft
 First floor = 23.3 Sq. M / 250 Sq. Ft
 Total approx. 72.5 Sq. M / 780 Sq. Ft



Communal grounds



Communal grounds



Communal paddock



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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.