THE COACH HOUSE

WEST LANGTON HALL, MARKET HARBOROUGH

JAMES SELLICKS
LISTED BUILDINGS

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ELECTRIC

The Coach House,
West Langton Hall, West Langton
Market Harborough LE16 7TY

A deceptively spacious, delightfully situated stable conversion in this remarkable private location, formally the coach house to the historic West Langton Hall.

Grade II Listed stable conversion | Three reception rooms and kitchen | Master bedroom with dressing area and ensuite | Three further bedrooms | Superb bathroom | Double garage including workshop/studio | Superb courtyard gardens | Parkland setting with scenic walks | Easy access to Market Harborough & mainline railway station |

ACCOMMODATION
The Coach House is immaculately and exquisitely present throughout, and boasts many original features including wide timber doors, shutters in the sitting room and dining room, and exposed beams and brickwork. The property is entered into a large formal dining room with exposed wide plank floor boards, beam to the ceiling and two double built in cupboards. There is another spacious reception room which has a delightful dual aspect with two windows and a door into a deep bay.

The kitchen has a range of handmade cabinetry under granite worktops, a Belfast sink, large picture windows with shutters overlooking the pretty courtyard. There is a range cooker, and integrated appliances include a dishwasher and fridge freezer. An island provides further storage and preparation surfaces. This leads through to a lovely family breakfast room, light and airy by virtue of bifold doors to a rear sunny terrace, lantern roof light, under floor heating and a further window. There is a gas effect wood burner set on a brick hearth with a feature exposed brick wall. The ground floor is completed by a hallway with stairs to the first floor and handy guest cloakroom.

To the first floor is a large landing, thought ideal to provide a study space if required. This leads to a master bedroom suite with dressing area with built in wardrobes and an ensuite shower room. There are three further bedrooms and a superb family bathroom with a feature free standing bath.

OUTSIDE
Outside to the front is a delightful communal courtyard space, known as the 'quadrangle', designed and planted to provide year round interest. To the rear and side are charming courtyard gardens with terraces for entertaining, mature shrub borders and a greenhouse. It has a double garage and adjoined workshop/studio, with private car standing for up to three vehicles behind double timber gates.

LOCATION
West Langton is a small rural hamlet laying some nine miles south of Leicester City Centre and four miles from the market town of Market Harborough, both offer a wide range of recreational, leisure and shopping amenities and mainline railway stations into London St Pancras. West Langton is situated in the heart of Leicester high country, famed for the scenery and unspoilt rolling countryside. The area provides access to some of the county's most sought after schooling, both in the state and private sector with Church Langton village school, Stoneygate, Leicester Grammar, Oakham and Uppingham all within a sensible commute.

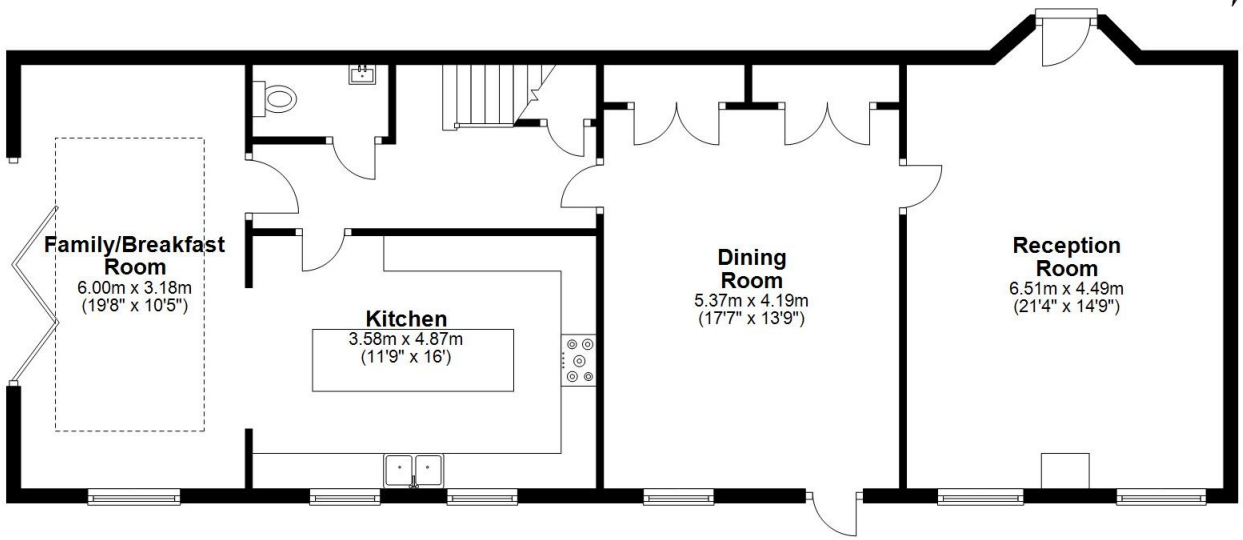
WEST LANGTON HALL
Langton Hall is a stunning Grade II Listed country house, which has been sympathetically developed into luxurious properties and provides security, tranquillity in a most attractive setting in twenty acres of private and accessible parkland with delightful dog walks, scenery and rural ambience. There is an annual fee paid to Langton Hall Management Company for the estate which is approximately £900 per annum. The new owner becomes a shareholder of The Langton Hall Management Company.

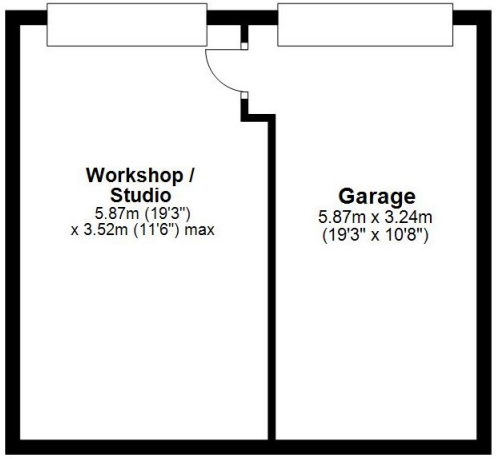
DIRECTIONAL NOTE
Proceed out of Market Harborough via the A6 Leicester Road in a northerly direction, taking the third exit at the roundabout as signposted to The Langtons. Continue along the B6047, taking the second left hand turn. Upon entering the village of West Langton take the first right hand turn into the grounds of West Langton Hall. Delightful grand entrance through the gravelled driveway, past the hall where The Coach House is signed on the left in the quadrangle.

Ground Floor

Main area: approx. 102.9 sq. metres (1107.8 sq. feet)

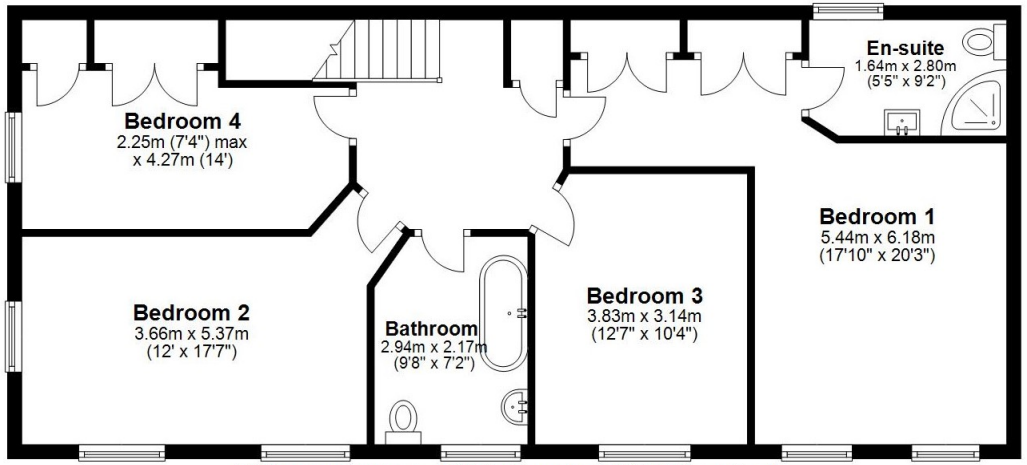
Plus garages, approx. 17.2 sq. metres (185.4 sq. feet)
Plus workshop, approx. 20.1 sq. metres (216.4 sq. feet)





First Floor

Approx. 83.7 sq. metres (900.5 sq. feet)



Main area: Approx. 186.6 sq. metres (2008.3 sq. feet)

Plus garages, approx. 17.2 sq. metres (185.4 sq. feet)
Plus workshop, approx. 20.1 sq. metres (216.4 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and comp
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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.