

Langdale House

MEDBOURNE, MARKET HARBOROUGH

JAMES
SELICKS





Occupying one of the finest positions within Medbourne, with views over its own land towards the church, a superb, contemporary styled three-bedroom village home. The house is magnificently presented throughout, boasting an Alexander Lewis kitchen and high specification bathrooms. The property has been renovated to exacting standards to include new windows and Crittall style doors.

Beautifully presented three-bedroom village home • Approximately 2,182 sq.ft. of accommodation • Highly regarded Welland Valley village of Medbourne • Superb contemporary open-plan living kitchen • Two principal reception rooms plus garden room • Stylish Crittall-style glazing opening onto the garden • Double bedroom with ensuite • Two further double bedrooms • Bathrooms • Beautifully established and private gardens • Gravelled driveway parking and covered oak-framed carport with EV charging point • Total plot approx. 0.40 acres.

Langdale House is an individual and immensely appealing home which combines the proportions and character of an established village property with a stylish contemporary interior. The accommodation is particularly versatile, with a choice of reception spaces and a superb open plan kitchen forming the heart of the home, while extensive Crittall glazing creates a wonderful in-out connection with the gardens. Outside, beautifully established and manicured grounds, generous parking and a covered carport with EV charging completes this exceptional village home.

Accommodation

The front door opens into a welcoming entrance hall, setting the tone for the stylish and individual interior found throughout. To the front are two excellent reception rooms: a comfortable sitting room with an attractive fireplace and bay window overlooking the paddock garden and village church in the background with an adjoining garden room flooded with natural light, which enjoys particularly attractive views across the garden. A second versatile reception room is currently utilised as a study and also enjoys a bay window to the front and views

Undoubtedly one of the highlights of Langdale House is the impressive open plan living kitchen, a wonderfully sociable space designed for modern family life. The contemporary kitchen is fitted with an extensive range of Alexandra Lewis cabinetry with marble worktops, integrated appliances to include Miele double fridge freezers, Lacanche oven, Westfield extractor hood and a large central island with breakfast-bar seating, complemented by ample space for a dining table. Wide Crittall-style glazed doors open directly onto the terrace and garden, creating an excellent indoor-outdoor entertaining space, while further glazed doors connect through to the garden room. Beyond the kitchen is a useful utility room together with a ground-floor cloakroom.

The first-floor accommodation offers three generously proportioned double bedrooms, all with glorious views. Bedroom two benefits from its own ensuite shower room. Bedrooms one and three are spacious and are served by a stylish family bathroom fitted with high-quality Heritage sanitaryware, complete with a bath and separate shower, together with an additional large shower room, also with Heritage sanitaryware. The thoughtfully arranged accommodation provides excellent flexibility, perfectly suited to the demands of modern family living and visiting guests alike.

Outside

Langdale House occupies an attractive established plot, with beautifully maintained gardens providing a wonderful backdrop to the house. The principal garden is predominantly laid to lawn with mature trees, clipped hedging and established planting creating an excellent degree of privacy and a quintessential village setting. Immediately adjoining the house is a generous terrace, accessed directly from the kitchen and providing an ideal space for outdoor dining and entertaining. A further covered seating area creates another inviting spot from which to enjoy the garden throughout the seasons. Three outhouse provides additional storage space.





To the front and side, a gravelled driveway provides generous off-road parking and leads to a covered carport with an EV charging point. The gardens wrap attractively around the property, with mature boundaries and carefully considered landscaping giving the house a secluded feel despite its convenient village setting. The elevated and aerial photography particularly highlights the property's attractive position within Medbourne and its relationship with the surrounding village landscape. Across the quiet lane, the property's paddock ensures the property view to the front is protected.

Location

Medbourne is a thriving and highly regarded southeast Leicestershire village, located in the heart of the Welland Valley. The renowned Nevill Arms public house, nestled on the edge of the brook with its tearooms and fantastic restaurant, is at the heart of the village along with the village shop and post office offering day to day convenience and there is an active church. The Medbourne sports ground is immaculately kept, with its tennis courts and cricket pitch and social club house open to the public. Across the road is The Rural Retreat glamping site with a café open at weekends. The picturesque town of Uppingham sits 7 miles to the north and the thriving market town of Market Harborough sits 7 miles to the south, with trains to St Pancras in under an hour. Trains to London can also be caught from the nearby town of Corby.

Tenure: Freehold **Local Authority:** Harborough District Council **Tax Band:** F

Listed Status: Not Listed. Built 1950s **Conservation Area:** Yes, Medbourne Conservation Area

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

Boiler: Worcester, 4 years old **Loft:** Part boarded, insulated (wool mineral), with lighting and ladders

Broadband delivered to the property: FTTP (fibre to the property)

Construction: Brick and block cavity wall, rendered elevations, concrete roof tiles, Crittall doors to rear, solid oak front door and uPVC fenestration

Wayleaves, Rights of Way & Covenants: Yes. The paddock has a 50% uplift covenant until 2054, should the paddock be sold with a planning consent and separated from the main house.

Flooding issues in the last 5 years: No **Accessibility:** Two storey dwelling. No modifications for accessibility

Satnav Information: The property's postcode is LE16 8DX





Langdale House, Medbourne, Market Harborough, LE16 8DX

Approximate Gross Internal Area = 202.7 sq m / 2182 sq ft
Garden Store = 8.3 sq m / 89 sq ft
Total = 211.0 sq m / 2271 sq ft

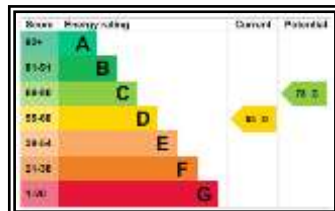
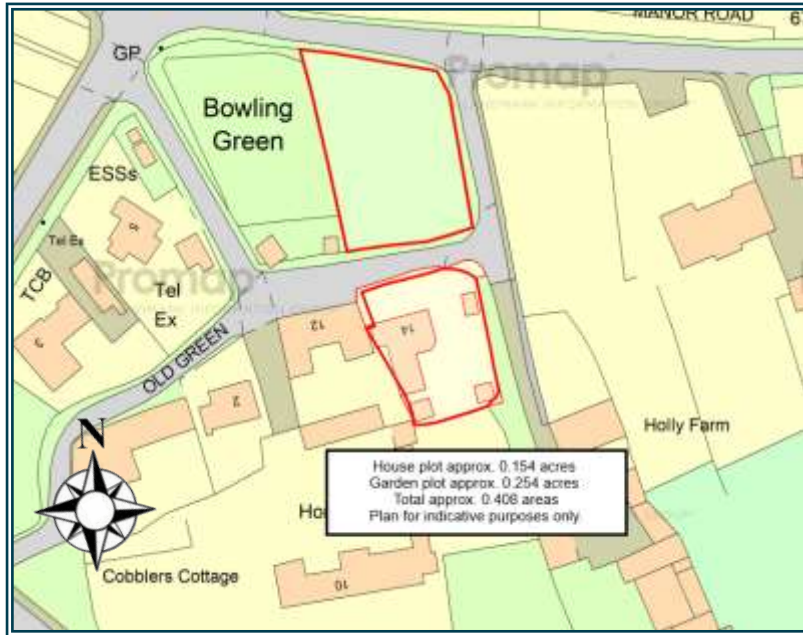
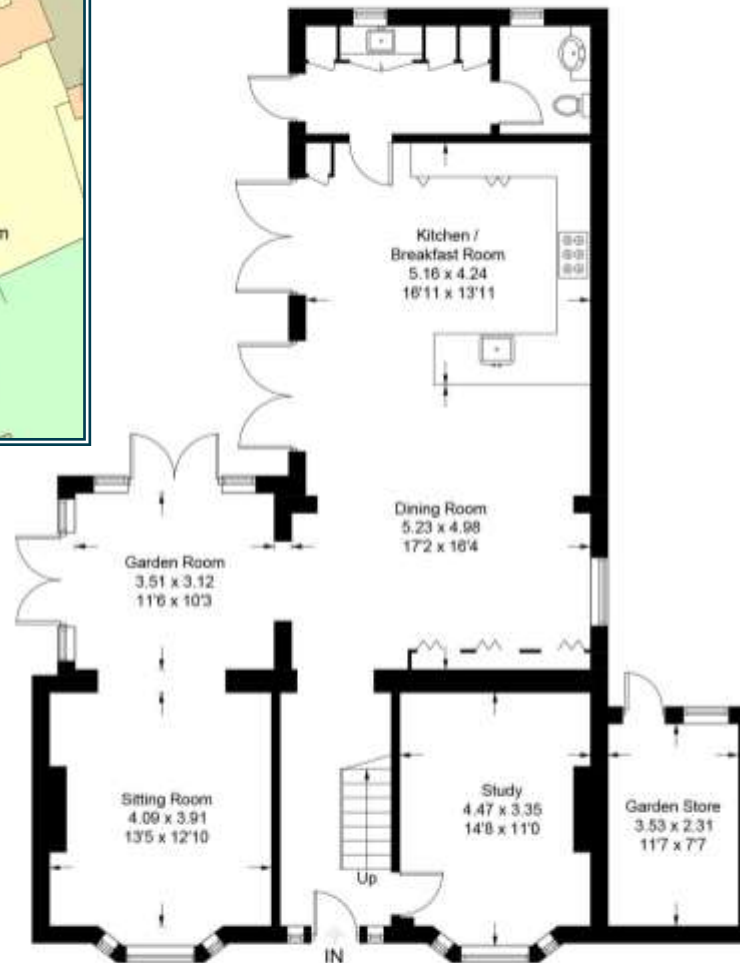


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Measures and Other Information

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.

