



Hall Farmhouse Drayton Road, Nevill Holt

Guide Price **£725,000**



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LAND AND
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PROFESSIONALS





Hall Farmhouse Drayton Road

Nevill Holt, Market Harborough

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: F

- Entrance Porch, Entrance Hallway
- Sitting Room and Further Reception Room
- Farmhouse Living Kitchen
- Utility Room and Guest Cloakroom
- Principal Bedroom Boasting an En-Suite Bathroom
- Two Further Double Bedrooms, Family Bathroom
- Attractive Walled Rear Garden
- Double Garage, parking





A delightful three bedroomed Grade II Listed stone and Collyweston detached cottage of immense charm and character believed to date back to circa 1700, occupying a picturesque setting within the charming hamlet of Nevill Holt.

Nevill Holt is a picturesque hamlet centred around the Grade I Listed 12th Century Nevill Holt Hall. Nevill Holt occupies an elevated position above the highly desirable Welland Valley village of Medbourne, which has a local shop and post office, fine public house and restaurant, sports ground with cricket and tennis clubs, a village hall and historic church. The village is also host to the renowned annual Nevill Holt Festival, which is an arts and culture event held in the village each Spring.

This impressive family home offers spacious and versatile accommodation, ideal for modern family living. Upon entering the property, you are greeted by an entrance porch leading into a welcoming entrance hallway, setting the tone for the rest of the home. The sitting room provides a comfortable retreat for relaxation with a beamed ceiling, while the second reception room is perfect for entertaining guests or could be used as a formal dining room. The heart of the home is the charming farmhouse living kitchen complete with traditional AGA, which features ample space for both cooking and informal dining, making it the ideal spot for everyday family life. Additional ground floor features include a pantry, practical utility room, and a guest cloakroom for convenience. Upstairs, the principal bedroom boasts an en-suite bathroom. Two further double bedrooms offer generous proportions, and a well-appointed family bathroom serves the remainder of the accommodation. The property is presented in excellent order throughout, blending traditional features with contemporary touches to create a welcoming and stylish home.

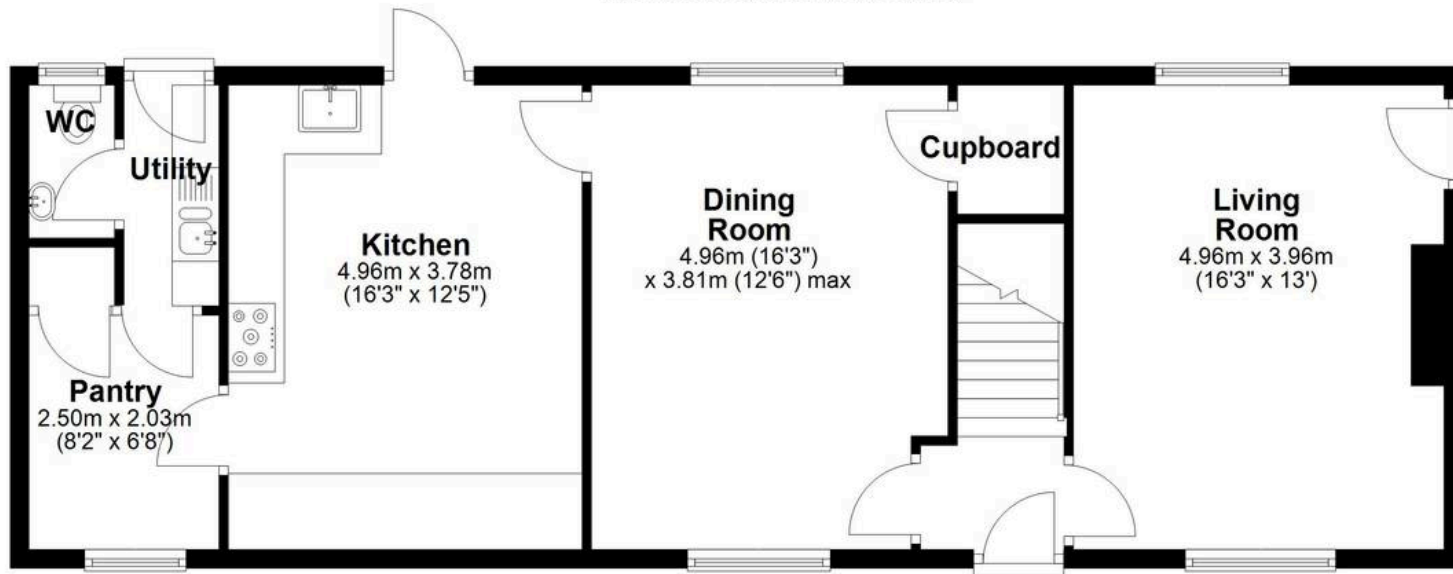
Externally, this property boasts an attractive walled rear garden that provides a delightful and secluded outdoor space, perfect for both relaxation and entertaining. The garden is laid to lawn, complemented by well-stocked borders and mature planting including specimen roses, hollyhocks and wisteria, offering year-round interest and colour. There is also a prolific fig tree which provides a fantastic focal point and haven for wildlife in the garden. A paved terrace provides an ideal area for al fresco dining or enjoying the afternoon sun, while the secure boundaries ensure privacy and peace of mind for families and pet owners alike. There is also an attractive feature barn which has a variety of uses for any family. To the front of the property, there is a double garage that offers ample storage or workshop space, as well as additional parking for multiple vehicles on the driveway. The overall plot is well maintained and thoughtfully landscaped, making it both practical and visually appealing. With its combination of generous living space, attractive gardens, and excellent parking facilities, this property presents a rare opportunity to acquire a wonderful family home in a desirable location. Early viewing is highly recommended to fully appreciate all that this exceptional property has to offer.





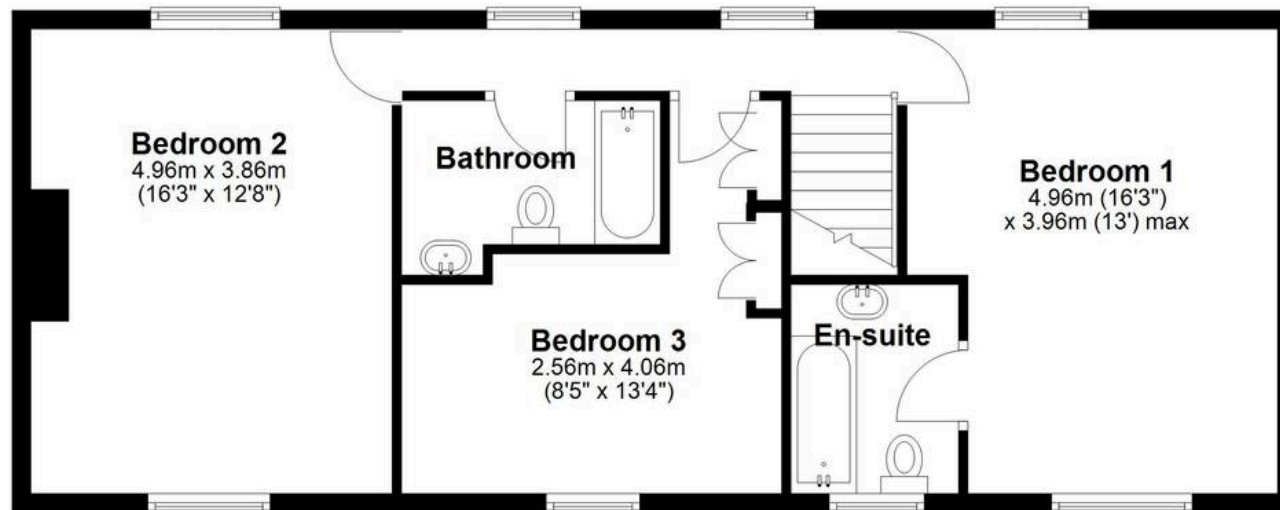
Ground Floor

Approx. 75.0 sq. metres (807.2 sq. feet)



First Floor

Approx. 66.1 sq. metres (711.2 sq. feet)



Total area: approx. 141.1 sq. metres (1518.5 sq. feet)

All efforts have been made to ensure that the measurements on this floorplan are accurate however these are for guidance purposes only.
Plan produced using PlanUp.





Andrew Granger & Co (Part of Sheldon Bosley Knight)

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DISCLAIMER

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded.

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These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.