



28 Main Street, Ashley
£495,000


**ANDREW
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Part of

**SHELDON
BOSLEY
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LAND AND
PROPERTY
PROFESSIONALS





28 Main Street

Ashley, Market Harborough

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Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Grade II Listed Historic Stone-Built Home Dating Back to the 1600s
- Spacious Four-Bedroom Semi-Detached Property Extending to Approx. 2,487 Sq Ft
- Four Versatile Reception Rooms Including Living Room, Dining Room and Sitting Room
- Principal Bedroom with Walk-In Wardrobe and Contemporary En-Suite Bathroom
- Large Private Driveway and Integral Double Garage
- South-Facing Rear Garden with Patio, Lawn and Established Shrubs
- Potential to Adapt the Garage, Subject to Necessary Consents
- Charming Ashley Village Location Near Market Harborough





A truly distinctive and substantial Grade II listed, four-bedroom semi-detached home, believed to date back to at least the 1600s, occupying a prominent position on Main Street in the charming village of Ashley, near Market Harborough. Extending to approximately 2,487 sq ft, this remarkable stone-built period property combines historic character with generous and versatile living accommodation, a large private driveway, an integral double garage and a south-facing rear garden. Offered for sale with no upward chain, this is a rare opportunity to acquire a substantial village home with a fascinating story to tell.

Rich in local history, the property is believed to have originated as a single-storey cottage before becoming a workers' cottage in the 1700s. Over the centuries, it has reportedly served a variety of purposes, including a communal reading and snooker room, a meeting place for the Girl Guides, a Home Guard office during the Second World War and a garage in the 1940s and 1950s, before becoming a private residence in the 1960s. Its Grade II listed status is associated with its former use as the village blacksmith's building, adding to the individuality and historic appeal of this characterful home.

The spacious ground floor offers an excellent selection of reception rooms, including a generous living room, separate dining room, additional sitting room and a dedicated playroom, providing flexibility for family life, entertaining, hobbies or working from home. The kitchen measures approximately 3.46m x 4.13m and offers scope for a buyer to personalise or update to their own taste, subject to any necessary listed building consents. A ground-floor WC adds further everyday convenience.

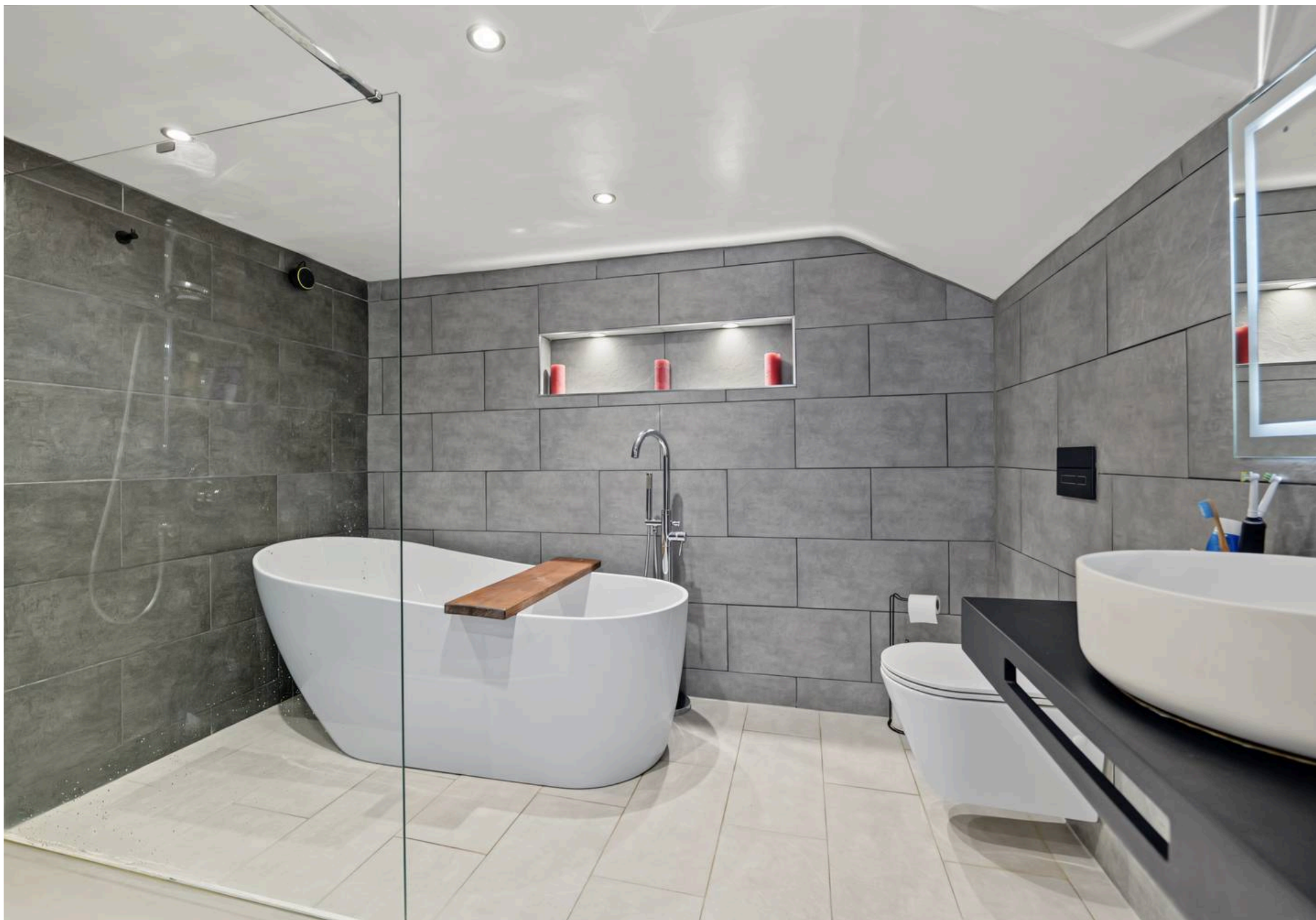
Upstairs, four well-proportioned bedrooms provide comfortable accommodation, with the principal bedroom benefiting from a walk-in wardrobe and a recently modernised en-suite bathroom finished in a contemporary style. A further walk-in wardrobe and a separate family bathroom complete the first-floor accommodation.

Externally, the property continues to impress with a substantial driveway providing valuable off-road parking, complemented by an integral double garage. Offering excellent space for vehicles, storage, workshop use or hobbies, this is a particularly appealing feature for a historic village property. There may also be potential to explore converting some or all of the garage to create additional living accommodation, subject to the appropriate planning permissions, building regulations and listed building consent. To the rear, the south-facing garden features a lawn, patio area and established shrubs, creating an attractive outdoor space for relaxing, gardening and entertaining during the warmer months.

Ashley offers the appeal of traditional village life, with surrounding countryside, rural walks and a welcoming community atmosphere. The nearby market town of Market Harborough provides a wider choice of shops, supermarkets, independent retailers, cafés, restaurants, traditional pubs, leisure facilities and everyday amenities. The town's railway station offers direct rail connections to London St Pancras, making the area an appealing option for commuters seeking a balance between country living and convenient transport links. The surrounding towns and villages, including Medbourne, Great Easton, Uppingham, Corby and Kettering, provide further options for shopping, schooling, employment and leisure.

Despite its peaceful village setting, the property benefits from gas central heating, mains water, fibre-to-the-premises broadband and good reported mobile coverage. As a Grade II listed building situated within a conservation area, prospective purchasers should be aware that alterations and improvements may require additional consent.

Combining an extraordinary history, substantial four-bedroom accommodation, multiple reception rooms, a contemporary en-suite, a south-facing garden and unusually generous parking, this is a rare opportunity to own a piece of Ashley's heritage while enjoying the space and flexibility of a substantial village home. A distinctive property offering character, versatility and the best of village living within easy reach of Market Harborough.





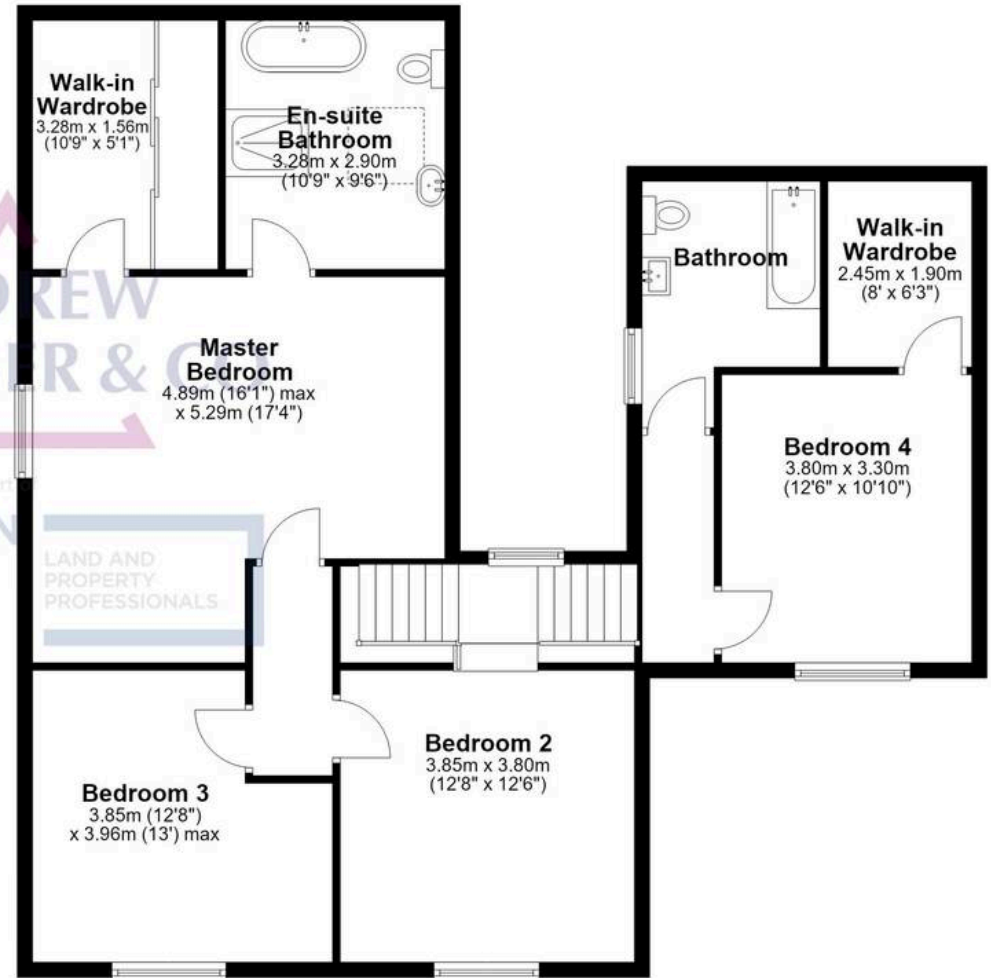
Ground Floor

Approx. 123.6 sq. metres (1330.0 sq. feet)



First Floor

Approx. 107.5 sq. metres (1156.7 sq. feet)



Total area: approx. 231.0 sq. metres (2486.7 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.