



WELLAND BROOK HOUSE

BLASTON, LEICESTERSHIRE



KING WEST



KING WEST

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A charming architect designed stone house, set back from the village lane within beautiful grounds with exceptional views towards neighbouring open countryside.

Welland Brook House

Main Street, Blaston, Leicestershire, LE16 8DE

Market Harborough 8 miles (HST St Pancras), Upingham 6 miles, Oakham 12 miles, Leicester 18 miles.
(All distances approximate)

- Charming Stone Detached House with Stunning Views
- Reception Hall
- Two Reception Rooms
- Kitchen/ Breakfast Room with ESSE Range
- Boot Room
- Cloakroom
- Principal Bedroom with Ensuite Bathroom & Dressing Room
- Two Further Bedrooms
- Bathroom
- Driveway Parking with Car Port
- Mature Gardens

This charming house built of Stamford stone offers well-appointed and versatile accommodation of considerable character.

Situation

The village of Blaston is surrounded by some of the Welland Valley's most attractive countryside. The neighbouring villages of Hallaton and Medbourne have a range of local amenities including, pre-school, a reputable primary school, fine parish churches, village hall, three public houses, tea rooms, recreational facilities including tennis courts, rugby, cricket pitch, football pitch, children's play area, club house and Medbourne Sports Club.

The town of Market Harborough is set to the west and contains a comprehensive range of shops, commercial centre, theatre, leisure centre and golf club. The market town of Uppingham is set to the northeast with an excellent range of shops. The city of Leicester to the northwest has an extensive array of commercial and leisure amenities with a thriving shopping centre.

Water sports are available at Rutland Water and fishing on Eyebrook Reservoir.

Communications in the area are excellent with a mainline train station available from Market Harborough to London St Pancras in just under an hour and Leicester to London St Pancras in just over an hour. The A14 to the south and A47 to the north provide good road communications to both the cities of Leicester and Peterborough. International air travel is available at East Midlands Airport, Birmingham, Stansted and Luton.

The Property

Occupying a delightful rural position with uninterrupted views over open countryside, this charming house built of Stamford stone offers well-appointed and versatile accommodation of considerable character. Built in 2006, it thoughtfully blends all the features of a period house with modern amenities and efficiency.

The property is accessed through an oak door into a welcoming entrance hallway and provides access to the reception rooms. The spacious, yet cosy sitting room features an open fireplace with a traditional stone surround and French doors opening onto the rear garden, creating a seamless connection between indoor and outdoor living. A formal dining room provides an elegant setting for entertaining with a further set of French doors overlooking the rear garden, whilst the kitchen is centred around an ESSE range, reflecting a blend of functionality and country style. Further accommodation includes a practical boot room with built in cupboards with space for a washing machine and a guest cloakroom.

To the first floor, are three excellent sized double bedrooms, all with idyllic views, that radiate from the large landing area. The principal suite, with wonderful views to the front elevation, includes an ensuite bathroom and adjoining dressing room, this space offers flexibility could be converted back to its former use as a bedroom if required. Both bathrooms have electric underfloor heating in addition to heated towel rails.

Outside

The very private gardens wrap around the wisteria framed house and are beautifully presented with a good-sized lawn and mature well stocked borders. A set of steps lead to the main lawned area which has been thoughtfully landscaped with fruit trees and paved terrace providing a peaceful retreat to enjoy the surroundings. A useful garden shed is located to the head of the garden and is equipped with power and lighting.

Welland Brook House is approached via a gated gravelled driveway leading to a single oak-framed car port with access to the boot room and rear garden.





General Remarks

Viewing

The property may only be inspected by prior arrangement through King West. 01858 435970.

Council Tax Band

Council Tax Band - F

Services

None of the services have been tested by the agents.

Local Authority

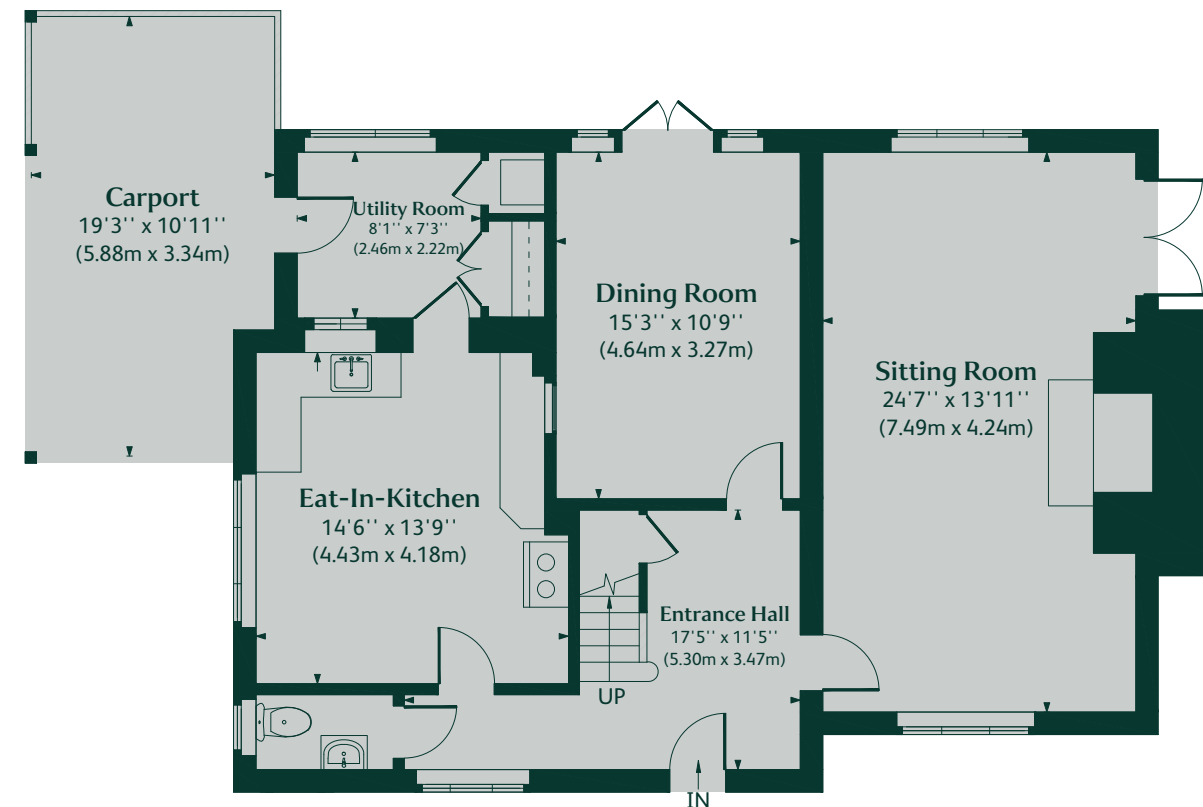
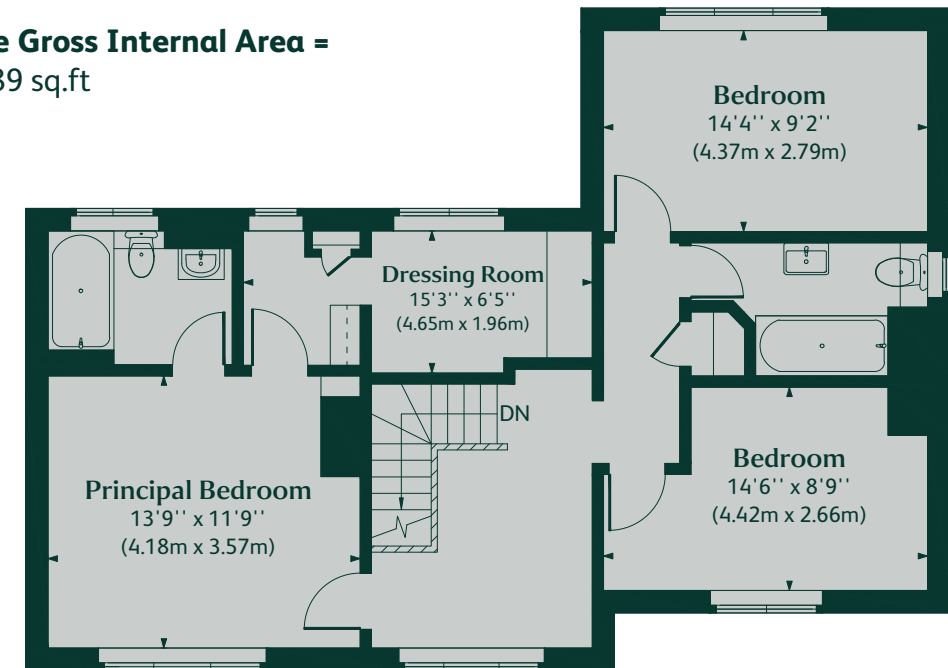
Harborough District Council

EPC Rating

EPC Rating D

Floorplans

Approximate Gross Internal Area =
166 sq.m/1789 sq.ft



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