



RECTORY HOUSE

GREAT BOWDEN, LEICESTERSHIRE





KING WEST

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An outstanding and prominent house, Listed Grade II with detached cottage, set in walled gardens in a village location.*

Rectory House

6 Sutton Road, Great Bowden, Leicestershire, LE16 7HW

Market Harborough centre 1.3 miles, HST to London St Pancras 1.1 miles

Leicester 14 miles. (All distances approximate)

- Reception Hall, Drawing Room
- Kitchen/ Breakfast Room
- Dining Room, Study/ Snug
- Utility/ Boot Room, Cloakroom
- Principal Bedroom & Bathroom
- Guest Bedroom Suite
- Four further Bedrooms, Bathroom
- Walled Garden & Grounds
- Detached Two Bedroom Annexe

*Rectory House is situated in the centre of the village of Great Bowden.
There is believed to have been a house on the site since medieval times.*

Situation

Great Bowden is a village considered popular both in local circles but also with commuters due to its excellent proximity to the mainline station in Market Harborough, just a short walk away from the village. Set around the green is a popular coffee house and homewares store, a delicatessen and post office, and two public houses. Within the village is a thriving community, with primary school, church, village societies, children’s clubs and a tennis court. Nearby lies the historic town of Market Harborough with a greater range of everyday facilities including banks, supermarkets, a commercial centre and theatre together with leisure centre. It is from here that the main line station connects with London St Pancras International and Eurostar. The area is well known for schooling with preparatory available at Great Glen and senior at Uppingham, Oakham, Oundle, Leicester and Rugby.

Further to the north lies the city of Leicester with a highly comprehensive range of commercial and leisure facilities. Neighbouring towns include Northampton, Kettering and Corby whilst the M1 motorway is approximately 15 miles to the west and the A14 approximately 6 miles south. International air travel is available at East Midlands Airport, Birmingham, Stansted and Luton.

Sporting and recreational activities are well catered for in the area. Golf is at Leicester, Market Harborough, Kibworth and Luffenham. Water sports, including sailing and fishing, on Rutland Water, near Oakham, Pitsford Reservoir at Brixworth and fishing on Eyebrook Reservoir near Uppingham.

The Property

Rectory House is situated in the centre of the village of Great Bowden. There is believed to have been a house on the site since medieval times. The existing property probably dates from the Elizabethan period, with major additions having been carried out in the reign of William and Mary and during the late Georgian period. Rectory House is principally constructed of local stone under a slate roof, with brick additions in the southeastern gable wall. The Georgian rendered façade to the south of the house has fine long and short quoins, whilst the entrance door is a particular feature with an over-light and Gibbs surround.

Internally, this Grade II* Listed house retains a wealth of original features, including high ceilings, original wall panelling and window shutters in the principal rooms, which are very well proportioned. Rectory House has been exquisitely renovated and extended by the present owners throughout. These significant improvements have conserved and created a wonderful period home, enhanced by modern décor and high specification interior and grounds.

Set behind a set of electric oak gates and brick wall, Rectory House is approached along a gravelled driveway flanked by neatly tended lawns with a variety of mature trees and rose beds. The front door opens into the main entrance hall, where there is a magnificent, unique circular oak staircase around a central newel, which rises to the second floor, and which is believed to have been constructed for the house during Georgian times.

The main hallway has been reconfigured to create a welcoming entrance which is accessed from the main driveway, fitted with limestone flooring, exposed timbers and a cosy inglenook with woodburning stove, which makes for a very flexible use of space and links seamlessly though to the kitchen. A cosy snug room makes an ideal children’s playroom or home office.

The fabulous orangery style kitchen/ dining room, extended by the current owners to an exacting standard has created a wonderfully spacious area with much natural light with views leading through the various windows and French bifolding doors towards the gardens. It is fitted with a hand-made, solid wood suite incorporating various integral appliances, including an electric AGA, and central island. There is a hidden integrated TV and Sonos sound system creating an ideal family and social space, with plenty of areas for seating and dining options. There is also a well-equipped boot room with fitted storage, utility room and a ground floor cloakroom.

The rear hallway features a magnificent unique spiral staircase leading to the first and second floors from here the principal reception rooms are accessed. The formal dining room is a beautifully proportioned room with sash windows to three elevations, framing views of the grounds and wide board oak flooring. An open fireplace with attractive stone surround is set to one end of the room. The sitting room is a well-proportioned room, with deep skirting boards, detailed cornicing, working shutters to the windows and a woodburning stove with a marble surround being the focal point.

The large first floor landing provides access to the elegant principal bedroom suite which enjoys incredible views of the garden towards the front and rear elevations and includes a fully fitted dressing area and ensuite bathroom. There are two further double bedrooms, both luxuriously appointed with ensembles.

The second floor is perfect for visiting guests or teenage children with three further double bedrooms, bathroom, and wc. A useful walk-in attic space/ plant room completes this floor.







Glebe Cottage

In addition to the main accommodation, lies Glebe Cottage, which was architect designed in 1994 to blend sympathetically within the grounds and gardens. It is situated to the side of the courtyard. The cottage is ideal as guest accommodation or extended family and comprises an entrance lobby, sitting room with garden views and access to a terrace, well equipped kitchen, cloakroom, two bedrooms and bathroom.

Outside

The property is approached from Sutton Road through an entrance in a winged red brick wall with pyramidal limestone caps and ball finials constructed in the 17th century. The driveway leads to the western elevation of the property. There are lawn areas to either side containing yew, copper beech and a number of rose beds. A gateway leads to the southern elevation which overlooks the church where the boundary is formed by a path and rose border.

The extensive rear walled garden is approached by a gravelled driveway which passes the former Coach House, constructed of slate and brick, now used as garaging.

The main garden is enclosed by high brick wall and medieval cob wall with pantiled roof. There are a number of fruit trees, including plum, apple and flowering cherry. The garden comprises and central lawn, with gravelled paths and extensive seasonal borders. Beyond, Castlewellan Cypress hedge shelters a productive vegetable garden, cut flower beds and an apple orchard.

General Remarks

Viewing

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

Council Tax Band

House – G

Cottage - B

Services

None of the services have been tested by the agents.

Local Authority

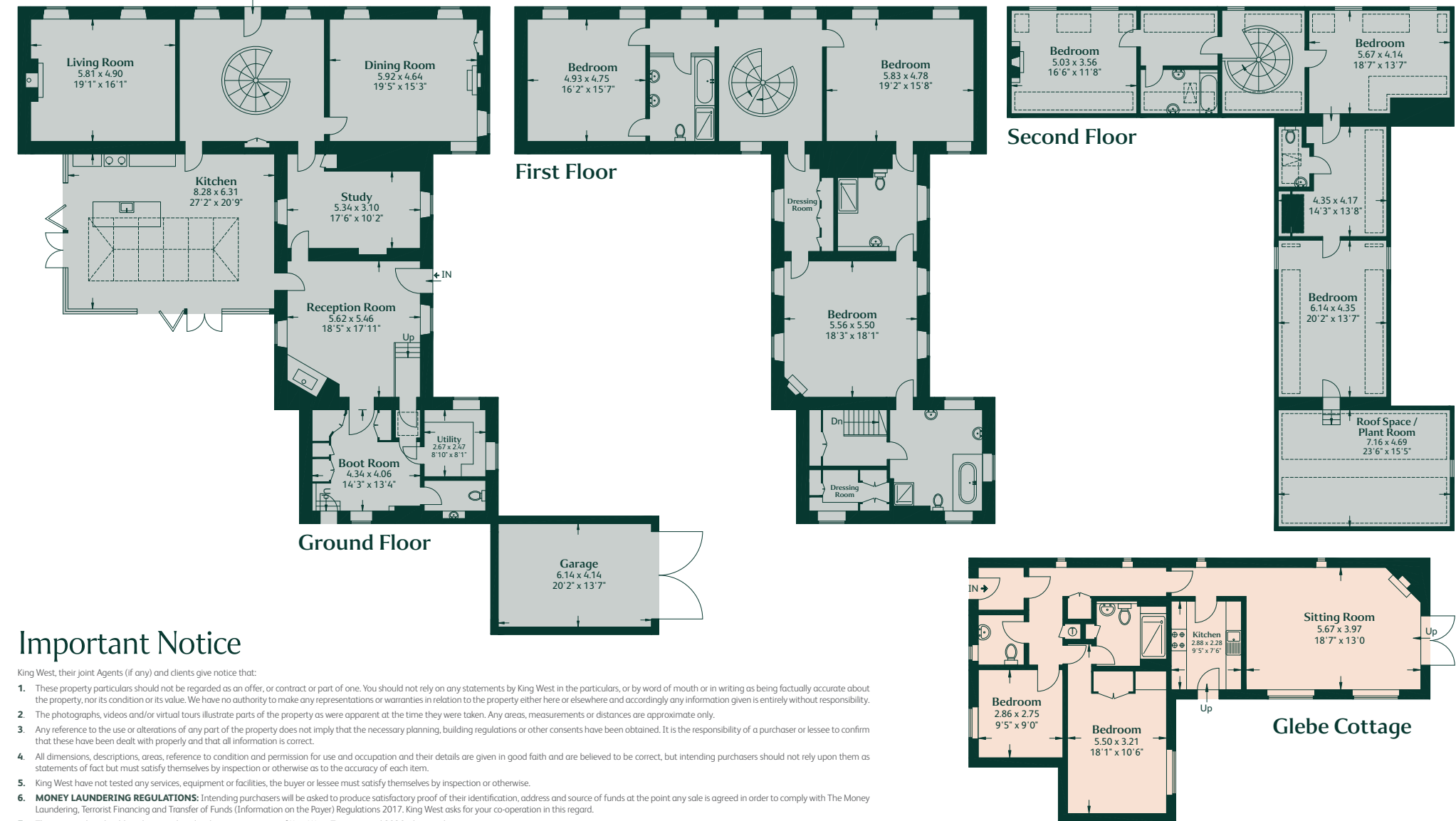
Harborough District Council

EPC Rating

House - D

Cottage - D

Floorplans



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