



APARTMENT 2, DINGLEY HALL, DINGLEY



KING WEST



Apartment 2, Dingley Hall, Dingley, LE16 8PJ

Market Harborough 3 miles (HST to London St Pancras International)
Northampton 20 miles (HST to London Euston)
Kettering 8 miles (HST to London St Pancras International)
(All distances approximate)

An exceptional apartment within a former Elizabethan Mansion, situated in an outstanding parkland setting with uninterrupted rural views.

- A unique Elizabethan House, Listed Grade I
- Outstanding Parkland Setting
- Excellent Commuting Access to London
- Characterful Accommodation with High Ceilings and Shuttered Windows
- Principal Bedroom with Ensuite
- Two Further Bedrooms and Bathroom
- Kitchen/Diner & Drawing Room
- Garage
- Communal grounds with Sweeping Lawns, Swimming Pool and Woodland



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These particulars are intended as a guide and must not be relied upon as statements of facts

Situation

Dingley Hall sits atop a plateau overlooking Market Harborough, with far reaching views to the north and west over open countryside. The village is little more than a hamlet, with its church in the grounds of The Hall. Commuting access to London is excellent, with trains to London St Pancras from Market Harborough Mainline Station under three miles distant, with journey times starting from just 57 minutes and expected to improve in the future. Also, within Market Harborough with a greater range of everyday facilities including banks, supermarkets, a commercial centre, and theatre together with a leisure centre.

The village of Great Bowden, just under two miles distant, contains number of local facilities including a shop/post office, café, public house, school, and church. There is also a wide range of active village societies and activities.

The area is well known for schooling, with preparatory available at Great Glen, Spratton Hall and Maidwell and senior at Uppingham, Oakham, Leicester, and Rugby. Further to the north lies the city of Leicester with a comprehensive range of commercial and leisure facilities.



Neighbouring towns include Northampton, Kettering, and Corby, whilst the M1 motorway is approximately 16 miles to the west and the A14 approximately 7 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

Dingley Hall is an exceptional country house with golden limestone and ironstone walls, listed Grade I and sitting on a high ridge overlooking the Welland Valley. A house has stood on the site from medieval times and was extensively rebuilt during the reign of Mary Tudor.

The Hall, which has an illustrious history, has been owned by a number of prominent aristocrats, royal advisors, attorney generals and admirals, boasting entertainment of royalty and senior political figures, remaining as a private family home until 1936. During the following decades, the Hall was used as a wartime Nursing Home and then eventually purchased in 1978 by renowned architect Kit Martin, who divided it into seven houses and three apartments.

Apartment 2, enjoys uninterrupted views out over the gardens and countryside beyond. Accessed via an entrance lobby with stairs leading to the light filled and characterful accommodation.

A large open plan well equipped kitchen/dining room with Miele oven and Induction hob, integrated fridge/freezer and washing machine. The Kitchen/Diner is ideal for entertaining having a light and airy feel and benefiting from high ceilings and shuttered windows which overlooks the parkland setting. Double opening glass doors lead to the well-equipped kitchen which enjoys spectacular views over the open countryside. The spacious Drawing has a feature marble open fireplace, shuttered windows and double doors leading to the bedroom accommodation. The principal bedroom benefits a range of wardrobes and ensuite, there are two further bedrooms and a shower room.

OUTSIDE

Dingley Hall is surrounded by beautifully maintained gardens and grounds. The Hall is approached via a long winding driveway passing through a spinney of trees, with gravelled parking located to the rear of the main house. Apartment 2 has its own enclosed patio area and garage The property also enjoys the use of extensive communal gardens, with heated swimming pool, woodland and further lawned areas.

VIEWING

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

TENURE

The tenure is Leasehold. However, there is a service charge for the maintenance of the communal gardens, pool, and grounds. Further details available from the selling agent King West.

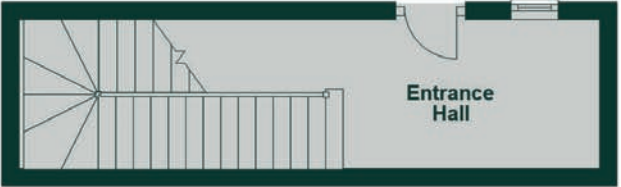
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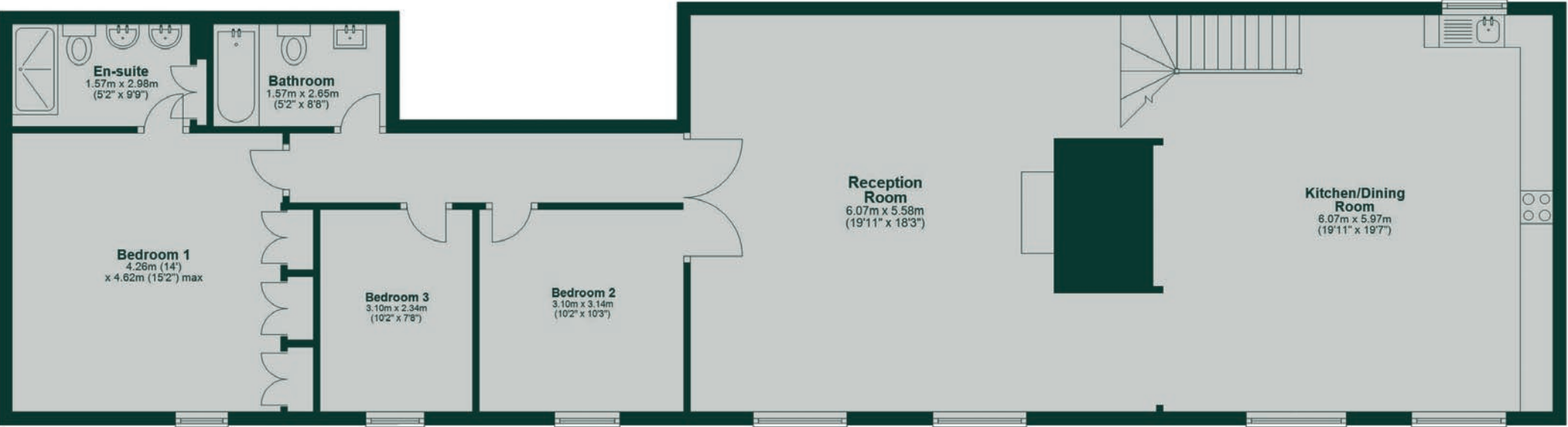
Floorplans

Total area: approx. 145.6 sq. metres (1566.7 sq. feet)



Ground Floor
Approx. 11.4 sq. metres (122.8 sq. feet)

First Floor
Approx. 134.1 sq. metres (1443.9 sq. feet)



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