

**McCALLUM
MARSH**
PROPERTY CONSULTANTS

The Old Coach House
Main Street
Burton Overy
LE8 9DL





SITUATION

The Old Coach House is situated in Burton Overy, equidistant between Market Harborough and Leicester. The conservation village is one of Leicestershire's finest, surrounded by stunning open countryside, with attractive housing stock and a wonderful community spirit. The Bell public house serves excellent food, whilst the local dairy provides fresh milk and eggs can be procured from one of the local farms. There are various events and clubs that center around the village hall and active St Andrew's Church.

The neighboring village of Great Glen provides great day to day facilities, having a number of public houses, a Co-operative and post office, general stores and delicatessen, as well as a small parade of independent shops and a doctor's surgery. For more extensive amenities, nearby Kibworth provides a range of shops and cafes, together with more extensive day to day facilities including doctors surgeries, dentists, a supermarket and sports clubs including tennis, golf, bowls and cricket. Market Harborough, to the south, has a Waitrose as well as superb shopping with independent boutiques, a theatre, bars and restaurants. Oadby, to the north, also boasts a Waitrose, M&S food, and independent shopping.

There is a wide selection of state and independent schooling in the area including preparatory school Stonegate (Great Glen) and notable private secondary schooling options at Leicester Grammar School (Great Glen) and Leicester High School.





THE PROPERTY

The solid oak floored Entrance Hall gives way to the stunning Breakfast Kitchen, newly fitted with a range of bespoke eye and base level units and central island. Bi-folding doors provide access to the rear garden, and along with dual-aspect windows, one of which directly overlooks a pond, and a lantern roof light, flood the kitchen with natural light. A mixture of solid oak and Corian style preparation surfaces sit over an integrated dishwasher and provide space for a range cooker and large American style fridge / freezer.

The carpeted Sitting Room is a characterful entertaining space, with original beams, exposed brick fireplace housing a gas fired burner and is open-plan to the solid oak floored Dining Room; with vaulted ceiling and three aspects for natural light.

A large Study or Snug room sits to the front of the property, overlooking a village paddock, with wooden flooring, exposed brick walls and original beams.

The Utility Room and W.C complete the ground floor accommodation.

Three bedrooms all boast wonderful original character on the first floor, with exposed beams running throughout and fitted wardrobes to two rooms. The Bathroom has a solid oak floor, with bespoke cabinetry, roll top bath and separate shower.



OUTSIDE

To the front of the property, a five-bar gate gives way to a generous block paved driveway with parking for multiple vehicles whilst to the rear lies one of the principal features of the house. The gardens are a private, mature, but easily maintained spectacular space from which to enjoy the peace and tranquility of the village and surrounding countryside.

The patio area leads directly from the bi-folding doors off the kitchen, with the first of two ponds both with water features, and steps leading up to the second tier, laid to lawn with mature borders and concealed garden shed.

A second entertaining patio area sits at the mid-point of the garden, adjacent to a decorative pergola, and toward the top of the garden is the third entertaining patio that overlooks the larger of the two ponds, all surrounded by mature planted borders, a greenhouse and summerhouse.

LOCAL AUTHORITY

Harborough District Council 01858 828282

COUNCIL TAX

Band D

EPC

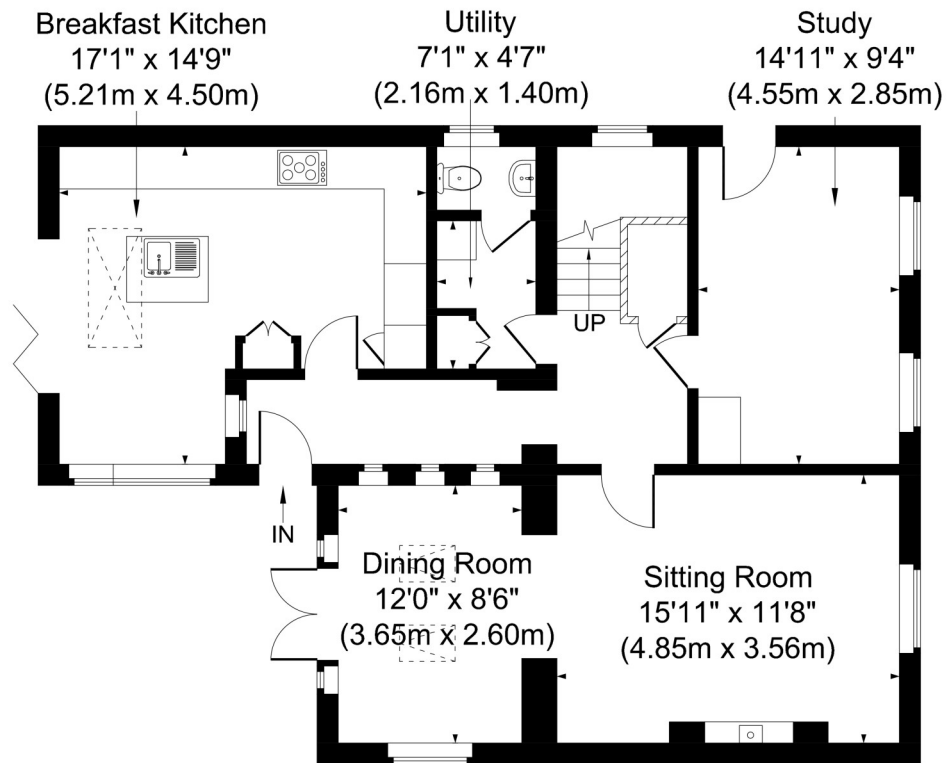
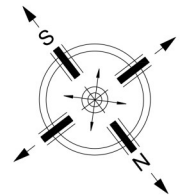
Exempt—Grade II Listed

VIEWINGS

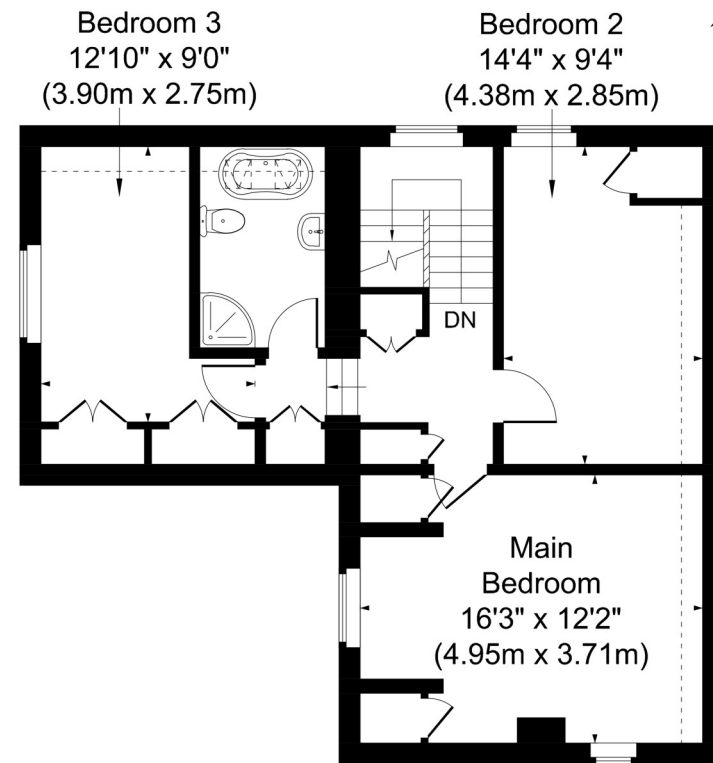
Viewing by prior appointment with McCALLUM MARSH - call Market Harborough on **01858 463747**.



The Old Coach House, Burton Overy
Approximate Gross Internal Area = 146 sq.m/1574 sq.ft



Ground Floor



First Floor



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IMPORTANT NOTICES

Whilst every care has been taken in the preparation of these particulars, all parties should note: i The description and photographs are for guidance only and are not a complete representation of the property. ii Plans are not to scale; are for guidance only and do not form part of the contract. iii Services and any appliances referred to have not been tested and cannot be verified as being in working order. iv No survey of any part of the property has been carried out by the Vendor or McCallum Marsh. v Measurements are approximate and must not be relied upon. Maximum appropriate room sizes are generally given to the nearest 0.1 metres. Outbuildings are measured externally (unless otherwise stated) to the nearest 0.5 metres; an approximate Imperial equivalent is also given. vi Only those items referred to in the text of these particulars are included. vii Nothing in these particulars or any related discussions forms part of any contract unless expressly incorporated within a subsequent written agreement.

