

**McCALLUM  
MARSH**  
PROPERTY CONSULTANTS



**The Byron, Medbourne Road, Hallaton LE16 8UH**









## *Situation*

With breath-taking views across rolling countryside this superb house is situated on the edge of the historic Leicestershire village of Hallaton. This thriving village boasts many amenities which include two public houses, a delicatessen, mobile post office, sports field with tennis courts, two play areas, well regarded Primary School, Church, Museum, allotments and village hall.

Further shops, restaurants, and extensive leisure facilities are available in nearby Leicester, located 15 miles to the north west, which also has a thriving cultural scene including the renowned Curve Theatre. The affluent market town of Market Harborough is 8 miles to the south and has a wide range of boutique and high street shops, whilst Uppingham, Oakham and Stamford are to the east.

The property particularly benefits from its proximity to The Eye Brook Reservoir (4.5 miles) for fishing & bird watching, and Rutland Water (13 miles) which offers a wide range of outdoor pursuits such as trout fishing, sailing, cycling, walking and climbing. There are a number of local golf courses, horse racing and Point-to-Point, Livery Stables, cycling clubs, rugby, football and cricket clubs, to name just a few.

## *Schooling*

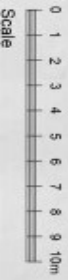
Schooling in the area is truly excellent, with respected public schools nearby including Uppingham, Oakham, Oundle, Leicester Grammar School, Stonegate Preparatory School and Spratton Hall; there are also a number of well-regarded state school options including the very highly praised primary school in Hallaton itself.

## *Transport Links*

Communication links are ideal, with nearby Market Harborough having a direct train to London St Pancras in approximately 55 minutes, and Leicester train station providing regular services to London, Nottingham, and Birmingham.

The cities of Leicester, Peterborough, Rugby, Coventry, Nottingham, Birmingham, Northampton and London are all easily accessible via the closely connectable road network. Whilst Birmingham, and East Midlands, airports are all within around 40 miles drive.





Existing Access 2

Existing Access 1





## *The Property*

### *Ground Floor:*

From the large private driveway set behind a mature beech hedge a pathway leads to the front door opening into the entrance hall, off which are the sitting room, with bay window to the front of the property, snug/playroom, cloakroom with WC, utility room with access out to the side, space and plumbing for both washing machine and tumble drier, gas boiler, tall cupboard for ironing board, etc, sink and drainer and a range of wall and base units. The stunning kitchen/living/dining room will be fully fitted (please see Specifications list), and is the heart of the home, with two sets of bi-fold doors from which to enjoy the magical views and gardens. This room has been designed to be flexible in its use as to where you make your dining and living areas.

### *First Floor:*

The staircase with painted wooden banisters and hardwood handrail leads up to the first floor landing off which are four double bedrooms all with wonderful views. The principle bedroom has a walk in wardrobe and ensuite shower room, whilst bedroom two also has an ensuite shower room, and rooms 3 and 4 use the family bathroom with both bath and separate shower unit.

## *Garage*

The detached double garage is of a generous size, with power and light, single electric up and over door, and side pedestrian door to the gardens.

## *Gardens & Grounds*

The private driveway to the front of the property is tarmacadam and provides parking and turning for a number of cars. There will be a pathway leading to the front door, whilst beds for flowers and shrubs will abut the path, drive and fencing to the boundary.

Whilst the stunning views over rolling ancient ridge and furrow pasture land to the village and surrounding Leicestershire countryside are one of the real attractions of this lovely property, the gardens from which to enjoy the views and sunsets will be equally special. South west facing, with large slate type patio, oak sleeper retaining walls with steps leading to a large lawned area, this is a blank canvas for you to plant up to create your own idyllic haven.



## *Specification*

### *Kitchen:*

- Bespoke Alexander Lewis in-frame painted wooden kitchen
- Double Belfast sink
- Quooker hot water tap
- Miele and Bosch appliances included: Integrated double fridge, Integrated double freezer, Integrated dishwasher, Double ovens, Gas hob and Extractor hood

### *Bathrooms, En-Suites and Cloakroom:*

- Villeroy and Boch sanitary ware
- Hansgrohe tapware
- Vanity Units in Main Bathroom and En Suites
- Heated Towel Rails

### *Heating and Hot Water:*

- Gas fired central heating with energy efficient condensing boiler
- Fully programmable underfloor heating on the ground floor
- Thermostatically controlled radiators upstairs

### *Internal Joinery:*

- Oak internal doors with Finesse Pewter Handles
- Painted staircase with hardwood handrails

### *Internal Finish:*

- TV points to all living areas and bedrooms
- Telephone points
- Tiling to floors in Kitchen, Utility Room, Cloakroom, Hallway, Bathroom and En Suites

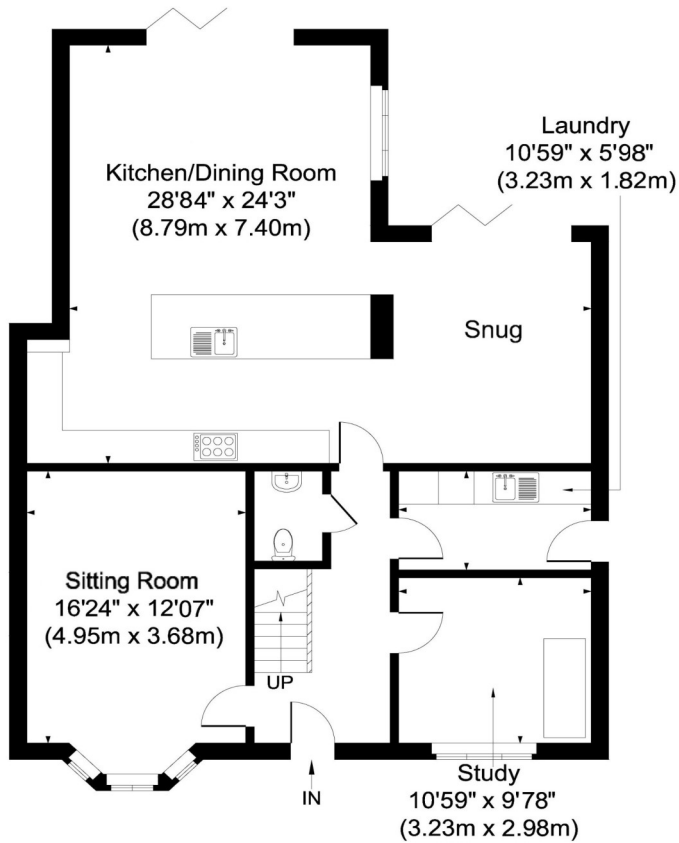
## *Outside:*

- External lights to front and rear
- Tarmacadam Driveway
- Slate type Patio
- Outside tap
- Bi-fold doors in Kitchen and Family/Dining Room
- Electric door, with power and light to Garage
- House alarm system

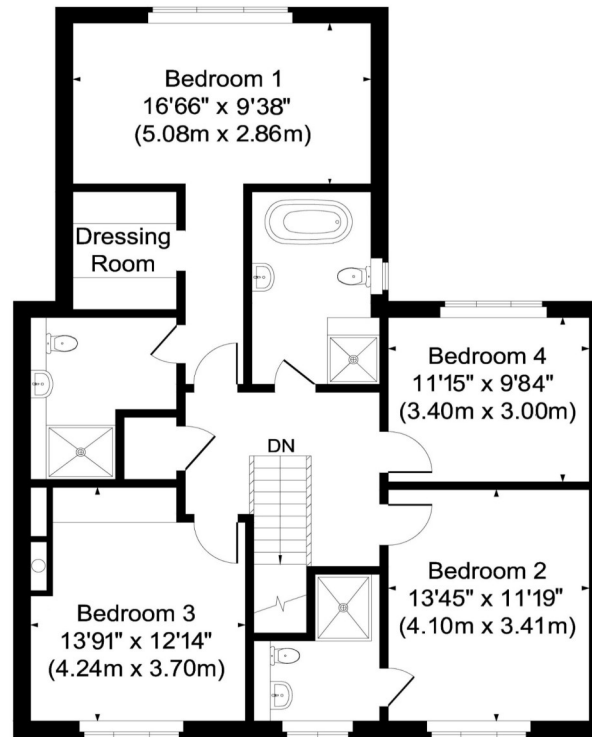


**THE BYRON, HALLATON**

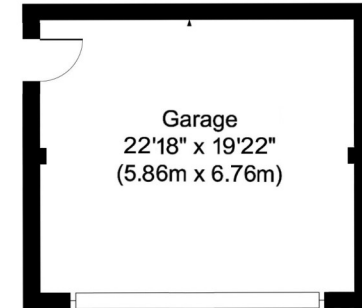
Approximate Gross Internal Area  
Main House = 200 sq.m/ 2150 sq.ft  
Garage = 39.6 sq.m/ 426.4 sq.ft  
Total = 239.6 sq.m/ 2576.4 sq.ft



**Ground Floor**



**First Floor**



**Garage**

Illustration for identification purposes only, measurements are approximate, not to scale.  
JonHolmesPhotography © 2020

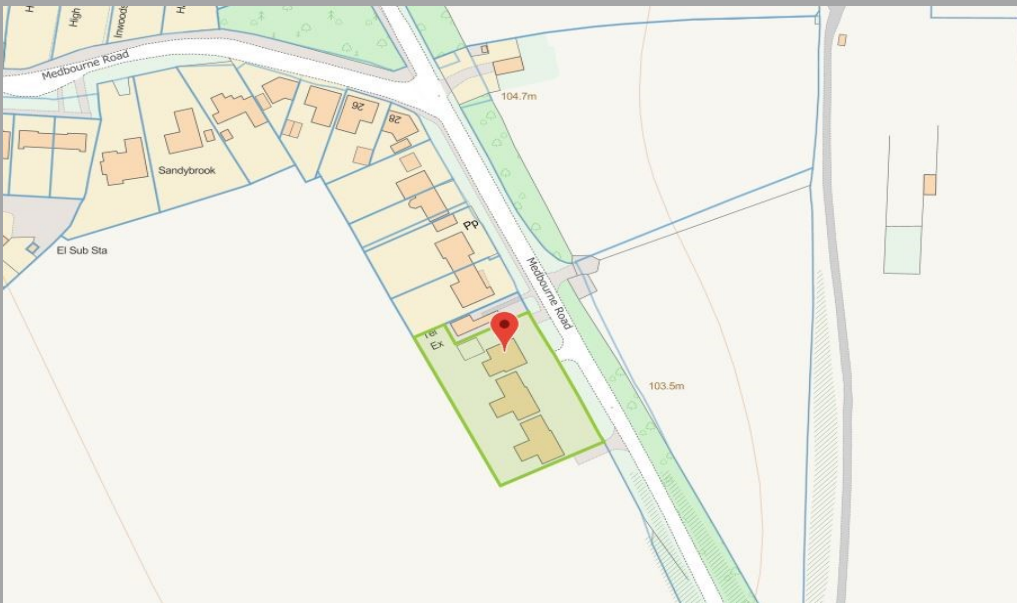












The Manor Main Street  
Tur Langton  
Market Harborough  
LE8 0PJ

01858 463747

[harborough@mccallum-marsh.co.uk](mailto:harborough@mccallum-marsh.co.uk)

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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.