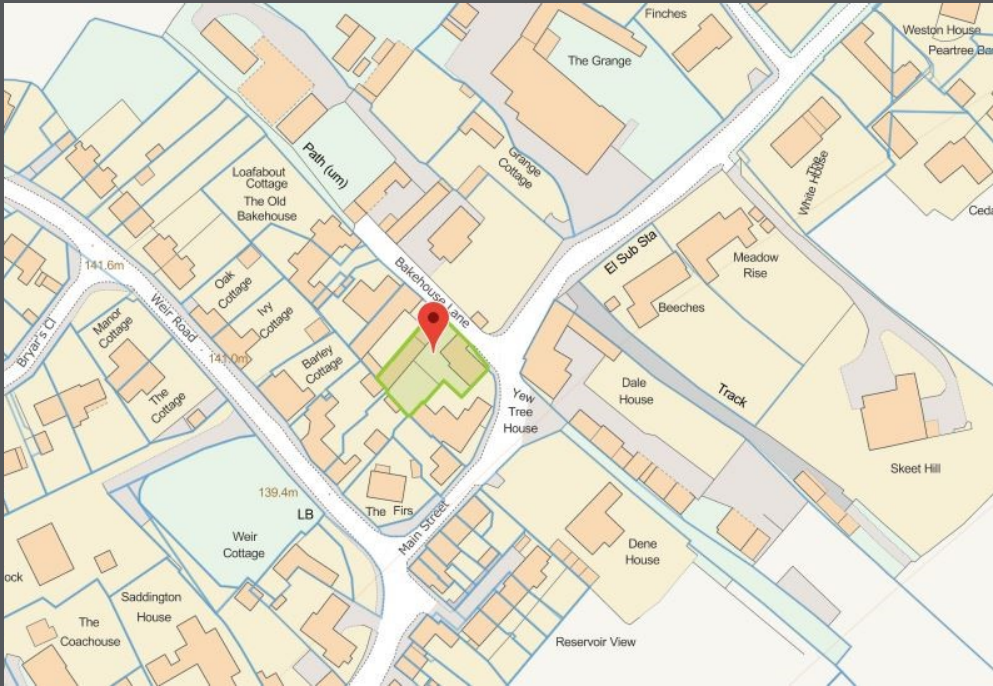


**McCALLUM
MARSH**
PROPERTY CONSULTANTS



Home Farm House
Bakehouse Lane
Saddington
LE8 0QA





THE PROPERTY

This stunning former Victorian bakehouse and granary now provides a superb four bedroomed house with a detached barn providing further accommodation, home working spaces, studio, or any number of other uses. The house and barn have been fully renovated over recent years, and whilst full of character, work wonderfully for modern living. The village is located just 8 miles from Market Harborough rail station (from 55 minutes to London St Pancras), and has easy access to the midlands road networks, whilst being surrounded by breath-taking rolling Leicestershire countryside; indeed from bedroom two there are wonderful views across Saddington Reservoir.







GENERAL INFORMATION

LOCAL AUTHORITY

Harborough District Council 01858 828282

COUNCIL TAX

Band F

EPC

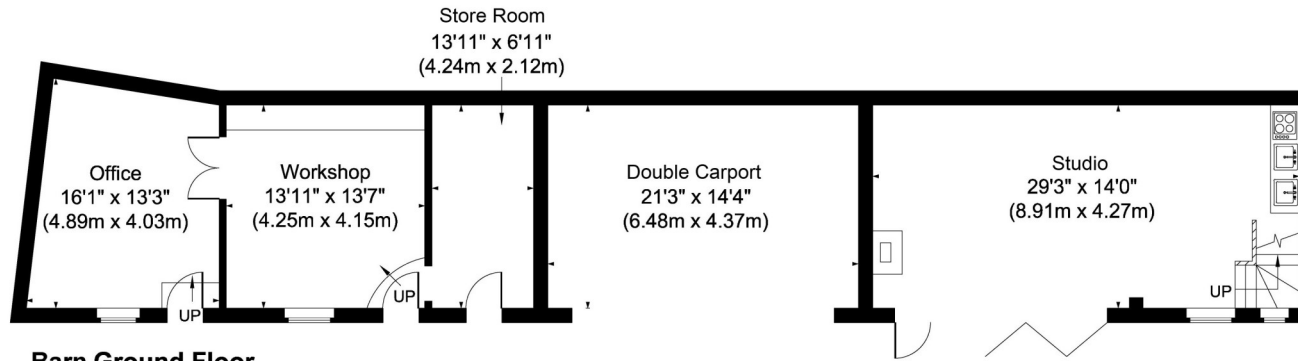
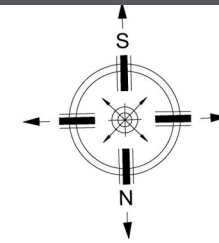
TBC

VIEWINGS

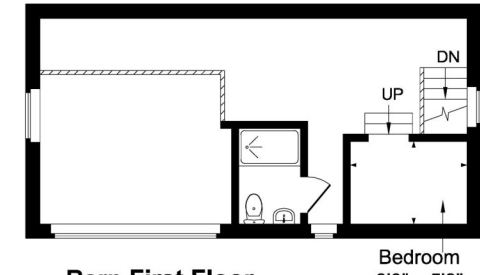
Viewing by prior appointment with McCALLUM MARSH - call Market Harborough on **01858 463747**.



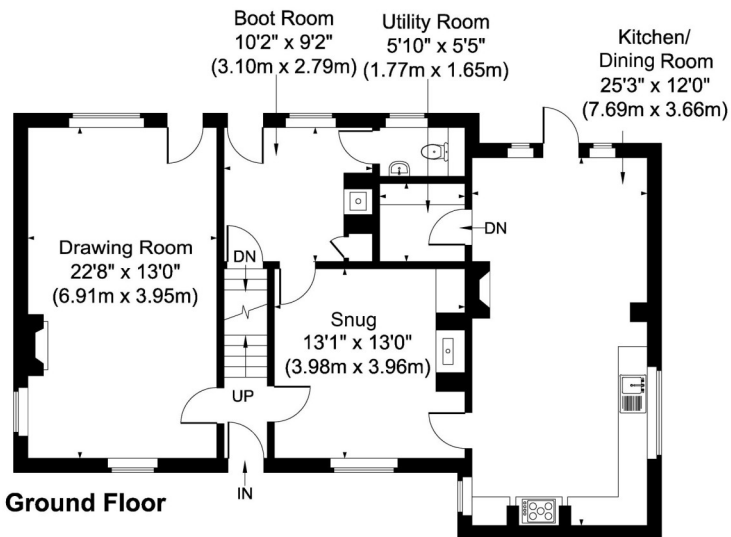
Home Farm House, Saddington
Approximate Gross Internal Area
 Main House = 207 sq.m/2230 sq.ft
 Barn = 137 sq.m/1472 sq.ft
 Total = 344 sq.m/3702 sq.ft



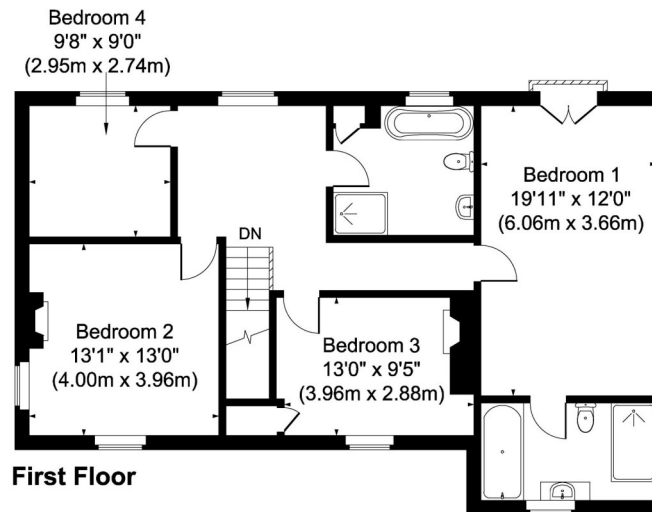
Barn Ground Floor



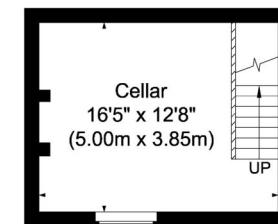
Barn First Floor



Ground Floor



First Floor



Cellar

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	49	50
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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**McCALLUM
MARSH**
PROPERTY CONSULTANTS

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.

