



PAGET'S FARMHOUSE

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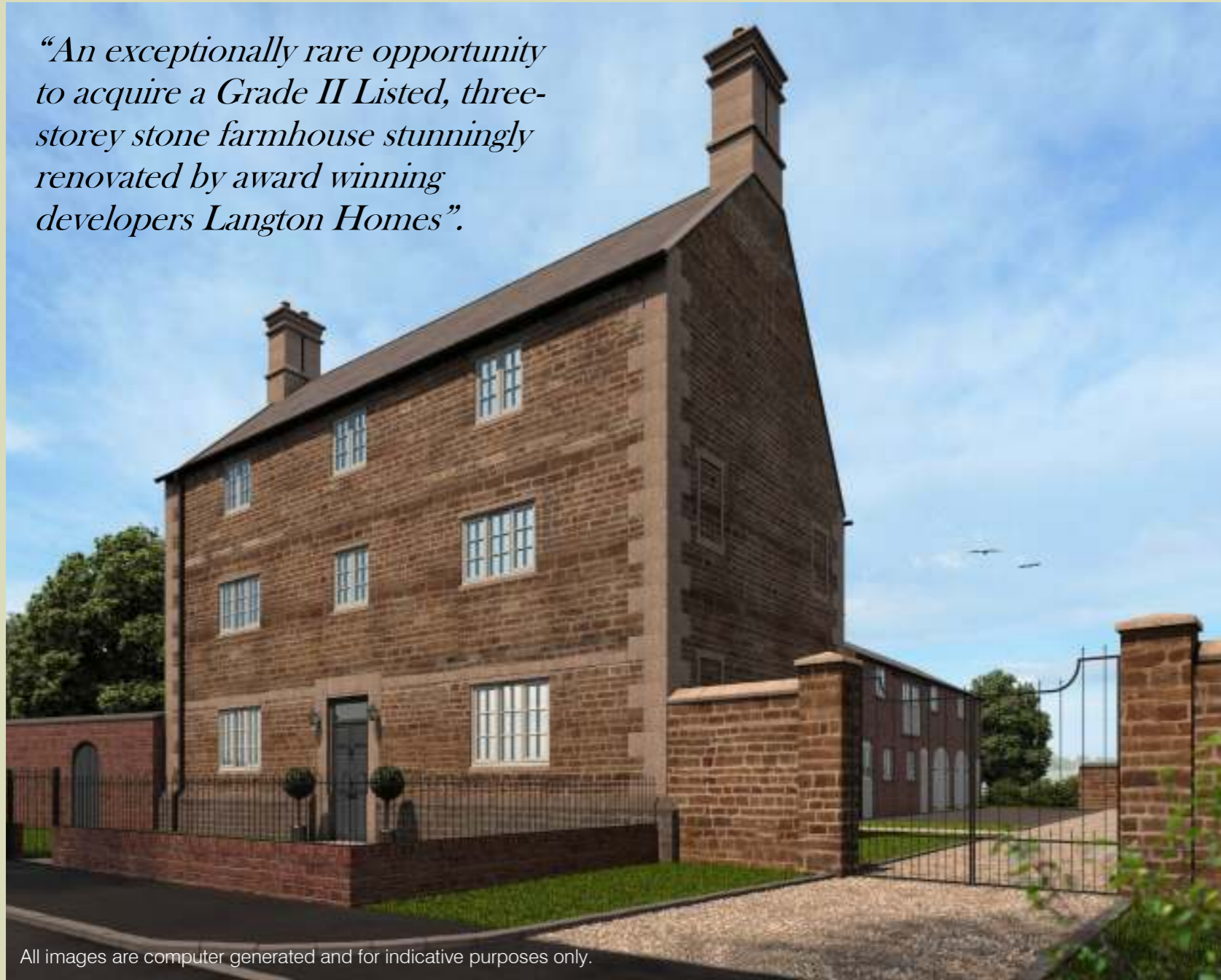
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MAIN STREET, MEDBOURNE LE16 8DT

“An exceptionally rare opportunity to acquire a Grade II Listed, three-storey stone farmhouse stunningly renovated by award winning developers Langton Homes”.



All images are computer generated and for indicative purposes only.

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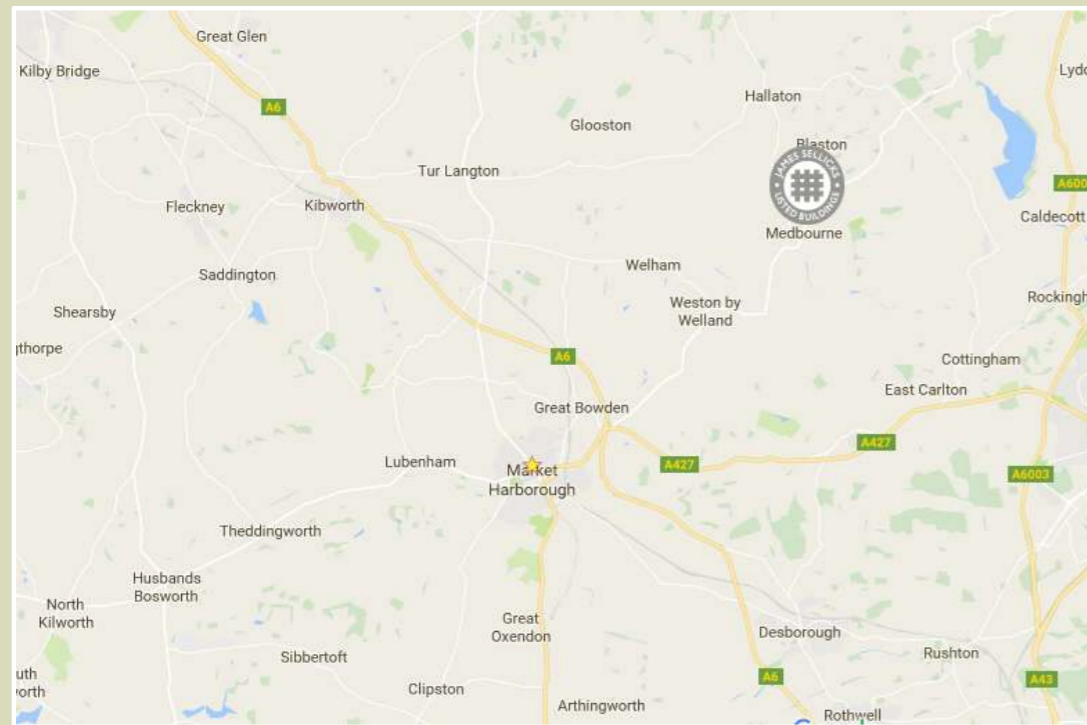
LOCATION

Medbourne is, by many, considered to be one of the most sought after south east Leicestershire villages, complete with a popular public house, village shop, tea rooms, restaurant, active village church and well renowned sporting facilities with playing fields, tennis courts, cricket ground and club house.

For a wider range of amenities the market town of Market Harborough lies approximately seven miles to the west providing an extensive range of shopping and leisure conveniences. Market Harborough also boasts a mainline rail link to London St Pancras taking within an hour.

Schooling within the area is well catered for both the state and private sector. The Leicester Grammar School, Stoneygate School and Leicester High School for Girls are all located along the A6 towards Leicester and Uppingham and Oakham Schools are also within a short car journey.

- Market Harborough 7 miles
- Leicester 19 miles
- Uppingham 7 miles
- Oakham 13 miles
- Stamford 19 miles



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EXAMPLES OF FINISH



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SPECIFICATION

Superstructure:

- Existing stone and brick walls have been repointed and a damp proof membrane installed.
- Glazed oak link between the house and the annexe.
- Bespoke orangery by David Salisbury.
- A mixture of natural slate and Collyweston roofs.
- Hardwood timber windows to the main house with conservation slim line glazing.
- Timber flush casement windows and doors with satin chrome furniture to the annexe.
- Brett Martin cast effect rainwater goods.

Internal Finishes:

- Oak parquet flooring to the snug and lounge. Limestone flooring to the rest of the ground floor. Carpets to stairs and bedrooms with marble tiling to the bathrooms.
- Original restored staircase.
- Painted four panel internal doors with pewter door furniture.
- Bespoke skirting and architraves.
- Decorative panelling to the cloakroom.
- Original restored Adams limestone fireplace with wood burner to the lounge.
- Original inglenook fireplace with wood burner to the snug.

Kitchen, Utility and Boot Room:

- Bespoke, painted units to kitchen, utility and boot room to be supplied and fitted by Alexander Lewis.
- Stone worktops and splash backs.
- Appliances to include a range oven, Miele combi oven, coffee machine, two dishwashers and two integrated fridge freezers (one with an ice maker). Also to include a wine fridge and ZIP hot/cold tap.
- Utility fit out to include tall storage cupboards, a large sink plus a Miele washing machine and condensing tumble dryer.
- Boot room to include individual locker style storage plus an additional tall fridge.

Fitted Furniture:

- Kitchen sitting area – a run of base cabinets.
- Snug – a run of base cabinets in oak.
- Dressing room - To include open hanging space with drawer storage.
- All other bedrooms to have fitted wardrobes.
- Window seats to several rooms.

Bathrooms:

- Sanitary ware to be Villeroy & Boch Subway 2.
- Freestanding baths to two bathrooms.
- Hansgrohe Talis E taps.
- Hansgrohe Raindance showers.
- Marble floors with half tiled marble walls.
- Recessed tiled shelf to each shower.
- Vanity units to each basin with mirrors above.
- Chrome heated towel rails to each bathroom.

Decoration:

- White matt emulsion to all ceilings.
- Matt emulsion to the walls of the client's choice. Colour palette by Farrow & Ball or similar.
- Internal doors, skirting and architrave to be painted in a satin wood finish.
- External windows and orangery painted in Farrow & Ball Hardwick White.
- External doors in Farrow & Ball Railings.

Plumbing & Heating:

- Heating to be a wet under floor heat system to the ground floor, controlled by touch screen thermostats.
- Radiators to first and second floors.
- Towel rails to the bathrooms will be run from a separate circuit so they can be used independently in the summer months.
- A gas fired Worcester Bosch boiler to be situated in the garage.
- A pressurised water cylinder to be fitted in the garage.

Electrics:

- Satin stainless sockets and switches by Hamilton fitted throughout.
- LED spotlights to kitchen, utility, cloakroom, hall, dressing room, landings and bathrooms.
- Wall lights to lounge, snug, cloakroom and most bathrooms.
- Pendant lighting to bedrooms.
- SONOS audio system fitted to kitchen, lounge, snug and master bedroom.
- A cinema surround sound to be fitted to the snug.
- CAT 6 cabling fitted to each TV point to provide HDMI.
- Cabling provided for SKY connection.
- Wireless Internet network to each floor.
- An alarm system fitted with motion sensors.
- External wall lighting to the patio area.
- An external socket fitted to the patio.
- Sockets and fluorescent strip lights to be fitted to the garage.

Garage:

- Solid cement screed floor to the garage painted with grey floor paint.
- Walls and ceiling to be plastered and painted.
- Automated timber garage doors.
- PIR sensor light to driveway.

Annexe Accommodation:

- Completely refurbished building.
- Features an additional bedroom, bathroom and large playroom/gym or office space.
- Oak flooring throughout (except the bathroom).
- Bespoke contemporary oak staircase.
- Original oak king trusses to first floor.
- Underfloor heating throughout.

Landscaping:

- Accessed via automated entrance gates with intercom.
- Patio areas to be finished in York style slabs.
- Oak framed seating area with external heaters and featuring 'A Big Green Egg Oven'.
- Traditional style block paving to the driveway.
- The main lawn to be turfed featuring a stunning, mature ash tree.
- Boundary treatments to be a combination of existing repointed stone and brick walls, estate railings and bespoke timber fencing.
- Outside taps to be fitted to the rear of the property and front of the garage.

Stable & Paddock:

- A 2.65 acre paddock for private use.
- An oak framed stable block featuring a tack room and stable.
- Approximately 518 Sq. Ft internally.

Services:

- Mains gas, water, electric and sewerage to be connected.
- BT line to be run to the property. Client to arrange connection.

Directional Note:

From the centre of Market Harborough travel via the B664 towards Medbourne and Uppingham. Upon entering the village of Weston By Welland, continue through the village as signposted to Ashley. Bear left onto Ashley Road as signposted to Medbourne. Bear left past the Nevil Arms public house onto Main Street where Paget's Farmhouse may be seen on left hand side as identified by our for sale board.

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FLOORPLANS AND SITE PLAN

