



Swallowfield House, Church Lane, East Carlton

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Swallowfield House

6 Church Lane, East Carlton, Market Harborough Leicestershire LE16 8YA

A rare opportunity to let a fabulous family home near the prime village of Market Harborough.

Market Harborough 8 miles, Kettering 11 miles, Leicester 22 miles, commuter line to London St Pancras and Kings Cross: 47 minutes from Kettering, 59 minutes from Market Harborough.

EPC Rating TBC

The property

The property, just over 5000sqft, has been lovingly nurtured to create a charming contemporary yet mature space and when coupled with the tradition of the building, all together it enhances the living experience in this fantastic family home.

The house is constructed of the local stone with a pitched stone slate roof. Well positioned on the edge of the village, the approach to Swallowfield House is through a set of striking gates. Upon entering the gravel driveway, you are immediately met by the distinct Victorian architecture. The house is well laid out throughout to provide excellent entertaining and family space. When entering the house via the handsome front porch your attention is drawn straight to the flagstone floor and beautiful dining room with original fireplace.

Beyond the dining room lies a light and airy orangery providing fabulous views across the rolling hills. To the left, there is a sizeable utility room and boot room, excellent for additional storage. To the rear of the property

is the kitchen/breakfast room. Boasting an Aga, breakfast bar and Belfast sink with uninterrupted views across the garden and land beyond.

Returning to the orangery, situated to the front of the property there is a drawing room with a beamed ceiling and fireplace providing a cosy yet spacious environment. Off the side of the drawing room also lies a snug, perfect in ensuring space for the whole family.

The east wing of the property contains a large en suite bedroom and generous study. The remainder of the bedrooms are accessed by the staircase in the dining room. Four large double bedrooms follow, two of which are en suite, while a further bedroom and two bathrooms follow.

Outside

As mentioned, through the imposing gated entrance is an excellent gravelled driveway which provides plenty of space for a number of vehicles.

To the rear of the property is a mature garden with excellent seating area. The south-westerly facing garden allows for excellent sun throughout the day, especially of an evening where dinner can be enjoyed on the spacious patio area. The most spectacular aspect by far is the uninterrupted views of the countryside, a sight which will certainly never tire.

General

Local Authority: Corby

Services: Oil, mains electricity, mains water and drainage

Council Tax: E

Fixtures and Fittings: To be let furnished unfurnished

Tenancy

Rent: £4,300pcm

Deposit: £4,960

Term: Long-term

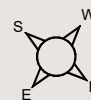
Availability: Immediately







Floorplans
House internal area 5,031 sq ft (467 sq m)
For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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Directions:

From Market Harborough, take the A427 east for approximately 6 miles before making a 90 degree left turn into the village of East Carlton. Follow the road for approximately half a mile before branching left at the end of the road. Continue for 0.1 of a mile and the property will be on your left.

Viewings:

Strictly by appointment only with the Agent.
Enquiries to William Bell.
william.bell@struttandparker.com
01780 484040

Stamford

5 South View, Tinwell Road, Stamford, PE9 2JL

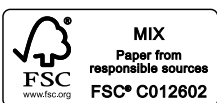
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