

Home Farm, Main Street, Glooston,
Market Harborough, Leicestershire



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& Parker

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2,014 - 3,426 sq ft (186 - 318 sq m) | Freehold
2 reception rooms | 3 bedrooms | 2 bathrooms
Garaging | Stabling | Office | Paddocks
2.35 acres with a further 1.1 acres available by separate negotiation

Guide price £1,400,000



A charming period farmhouse set within expansive grounds, featuring a wealth of original character, extensive equestrian facilities, and versatile outbuildings, all enjoying a picturesque and highly sought-after rural position.

The Property

Home Farm is a quintessential rural retreat, combining timeless architectural character with superb lifestyle potential in a highly attractive countryside setting. The main residence is defined by its striking rendered elevations and traditional stone detailing, creating a warm and welcoming home that has been sensitively maintained to preserve its historic charm.

The ground floor accommodation includes a generous sitting room with exposed beams and an inset fireplace housing a freestanding wood-burning stove, set beneath a timber lintel and complemented by a brick surround and stone hearth, forming a striking focal point. Adjacent is a dining room, also with exposed beams and its own fireplace, offering an additional characterful reception space.

The modern open-plan kitchen and dining area provides a bright and sociable heart of the home, fitted with a range-style cooker with ceramic hob, granite worktops and a range of fitted cabinetry. A Belfast-style sink sits beneath the window, while tiled splashbacks and integrated storage combine practicality with style.

On the first floor, the accommodation continues in a similar vein of character and comfort. The generous principal bedroom suite provides a peaceful retreat with a private dressing area and spacious en suite bathroom, while two further well-proportioned bedrooms are served by a well-appointed shower room.

Outside

The property offers an extensive range of outbuildings arranged around a functional courtyard. These versatile spaces include a series of stables, a large garage and a substantial home office, creating excellent flexibility for those working from home or requiring ancillary accommodation.

The grounds include a beautifully maintained garden with a level lawn and a timber pergola, providing an ideal setting for al fresco dining. Beyond the immediate garden, the property extends into a substantial, well-fenced paddock currently used for grazing, offering excellent potential for equestrian use or smallholding, all set against the backdrop of rolling open countryside.

A further paddock, amounting to 1.1 acres, immediately to the west of the house is available by separate negotiation.







Location

Home Farm enjoys a peaceful position in the charming Welland Valley village of Glooston, surrounded by some of south Leicestershire's most attractive rolling countryside. The nearby market town of Market Harborough, approximately 7 miles away, offers an excellent range of everyday amenities, including independent boutiques, supermarkets, cafés, restaurants and leisure facilities, while the neighbouring centres of Uppingham, Oakham, Leicester and Stamford provide a wider selection of shopping, cultural and recreational opportunities.

The area is well regarded for its education, with highly regarded independent schools such as Leicester Grammar School, Leicester High School for Girls, Uppingham School, Oakham School and Spratton Hall all within easy reach.

Communications are excellent, with Market Harborough station providing direct services to London St Pancras International in around an hour, and the A6 and A14 offering convenient road links, with access onwards to the M1 and wider motorway network, connecting to Leicester, Northampton, Birmingham, Cambridge and beyond.

General

Local authority: Harborough District Council Tel; 01858 828 282

Services: Oil-fired central heating and hot water, mains water and drainage are connected

Council Tax: Band G

EPC rating: E

Mobile and Broadband checker: information can be found here: <https://checker.ofcom.org.uk/en-gb/>

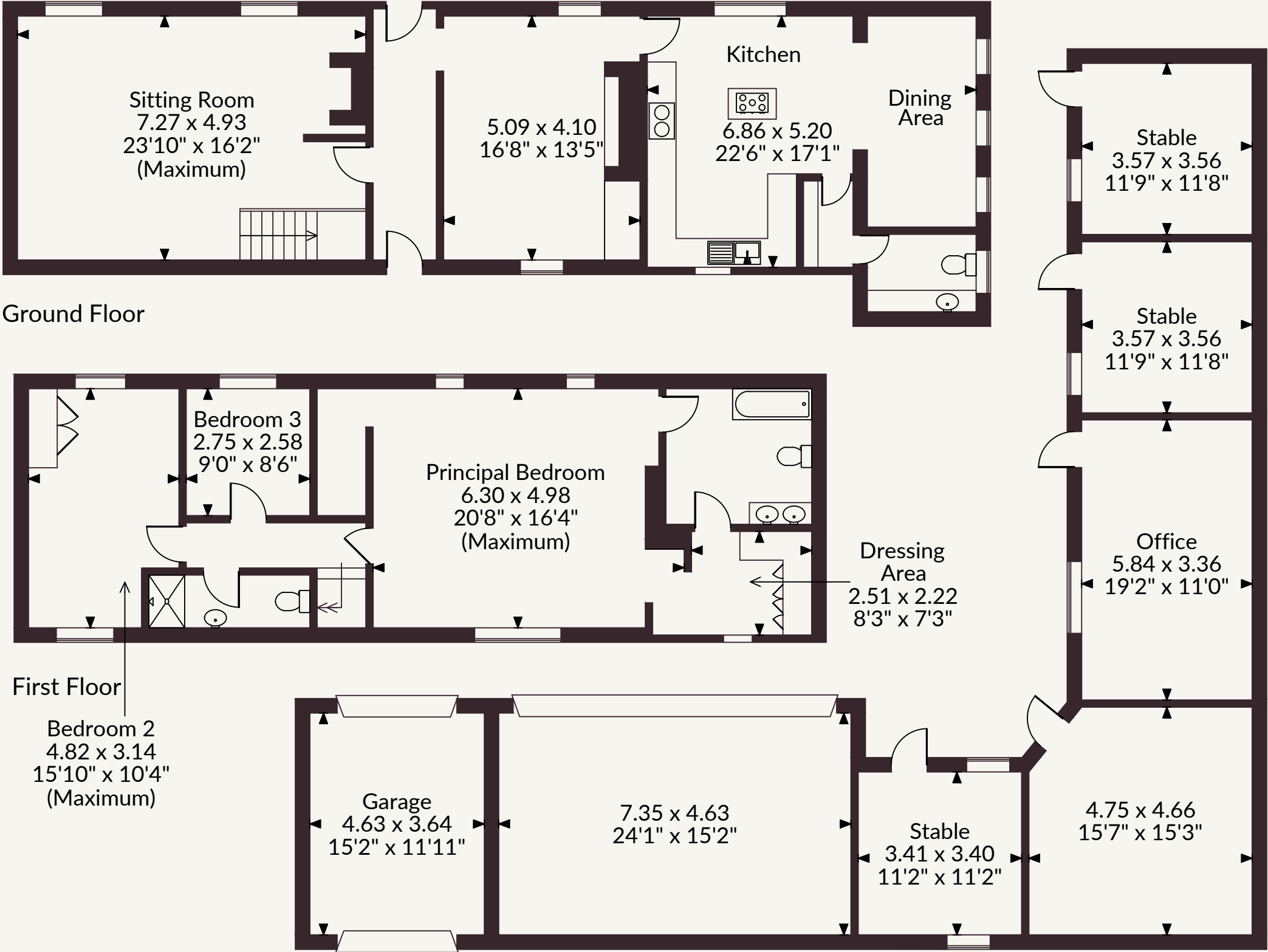
Fixtures and Fittings: As per contract

Public rights of way: No public rights of way infringe the land.

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.



Home Farm, Main Street, Market Harborough
Main House internal area 2,004 sq ft (186 sq m)
Garage internal area 547 sq ft (51 sq m)
Outbuilding internal area 875 sq ft (81 sq m)
Total internal area 3,426 sq ft (318 sq m)



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