



Wyndale House

4 The Lane, Weston by Welland, Market Harborough, Leicestershire

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A delightful four-bedroom period house, set in a sought-after village position within easy reach of Market Harborough

A charming detached period house with splendid original details and delightful gardens, set on a peaceful lane in the tiny village of Weston by Welland and backing onto open countryside. The property features attractive ironstone elevations and exposed timber beams, with flexible accommodation and modern fittings complimenting the period features.



3 RECEPTION ROOMS



4 BEDROOMS



3 BATHROOMS



GARAGE & SWIMMING POOL



0.45 ACRES



FREEHOLD



VILLAGE



2,151 SQ FT



**GUIDE PRICE
£1,100,000**



The property

Wyndale House, which was built in 1748 and is unlisted, is a highly attractive detached period home with four bedrooms and comfortable reception rooms, combining character features with elegant, understated contemporary fittings. There are three well-presented reception rooms on the ground floor, including the well-proportioned drawing room with its timber beams overhead, wooden flooring and grand open fireplace. Plenty of natural light is welcomed through the triple aspect, which includes French doors leading to the garden. There is also a sitting room in which to relax to the front, with exposed stone wall and fireplace fitted with a woodburning stove, while the welcoming entrance hall is spacious and ideal for use as a dining room.

Additionally, on the ground level, the kitchen has been recently renovated and includes sleek modern units to base and wall level, as well as an integrated oven, hob and extractor hood. The adjoining utility room provides plenty of further storage, as well as space for appliances including an American-style fridge freezer.

Upstairs there are four double bedrooms of similar proportions, including the principal bedroom, which has windows to the front and rear, as well as an en suite bathroom with a bathtub and a large separate shower unit. One further bedroom has an en suite shower room and there is a family shower room.

Outside

The house has a west-facing garden and enjoys sun all day round, with stunning views of gardens and surrounds from all aspects. At the front, well-stocked beds of perennials and shrubs frame steps to the entrance. A gravel driveway provides parking for several vehicles, along with access to a detached garage offering additional parking, storage, or workshop space. Most of the garden lies to the rear, enjoying afternoon and evening sun. A generous patio across the back of the house is ideal for al fresco dining, with border beds and a lawn beyond. Steps lead to an upper lawn bordered by flowerbeds and trees, all enclosed by mature hedgerows. To the side, a heated outdoor swimming pool with a sun terrace and pool house offers a perfect spot to relax and take in the views.







Location

The property lies in a secluded position on the edge of the small village of Weston by Welland, just four miles northeast of Market Harborough and on the Northamptonshire border with Leicestershire in the heart of the Welland Valley. The village is surrounded by beautiful rolling countryside with many country walks available. The village has an excellent pub, the Wheel and Compass, a parish church, a community hall and a primary school. The nearby village of Medbourne offers a general store/Post Office and the recently renovated Nevill Arms, a highly rated coaching inn, restaurant and hotel. Medbourne also has a Sports and Social Club offering an array of sports including football, cricket, tennis, lawn bowls and skittles.

The bustling market town of Market Harborough is just 4 miles distant and dates to the 12th century. It features some beautiful historic architecture, and an attractive town centre. The town has all the necessary day-to-day amenities, as well as a wide choice of shopping and supermarkets, and entertainment and

dining options. There is also a leisure centre and several parks and green spaces, plus a golf course, while the beautiful Leicestershire countryside, and the famous Grand Union Canal are just moments away.

Other recreational opportunities in the area include Rutland Water, set to the north, between Uppingham and Oakham. This provides a myriad of options including sailing, fly fishing, scenic walks and the Rutland Water Cycle Route. In addition, there is a 1000 acre nature reserve with breeding Ospreys amongst other species.

Local transport links are exceptional. The M1 is close-at-hand and Market Harborough station offers regular services on the Midland Main Line, with trains to London St Pancras International from 56 minutes, as well as connections to Leicester, Nottingham, and Sheffield.



Distances

- Market Harborough 4.0 miles
- Uppingham 9.6 miles
- Leicester 12.0 miles
- Oakham 16.7 miles
- Oundle 19.8 miles
- M1 (Junction 20) 20.7 miles

Nearby Stations

- Market Harborough 4.1 miles
- Corby 8.8 miles
- Kettering 13.9 miles
- Leicester 15.5 miles

Key Locations

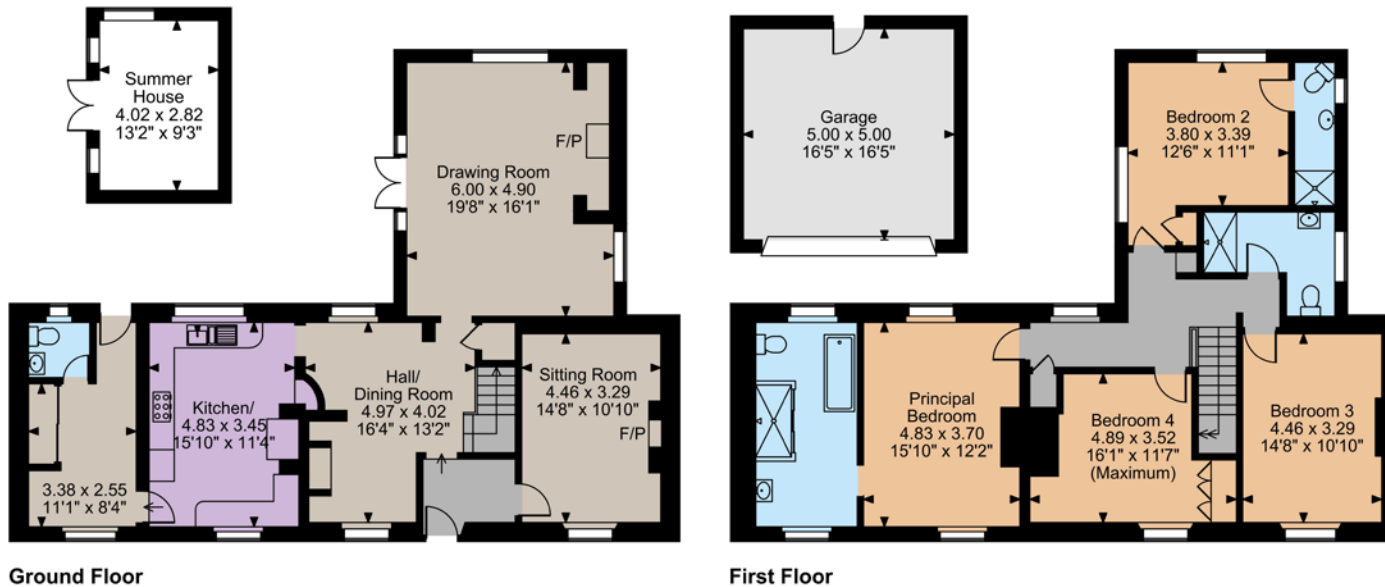
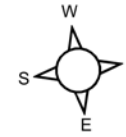
- Rutland Water
- National Space Centre
- Silverstone Circuit and Museum
- Kilworth House Open Air Theatre
- Farndon Fields Farm Shop

Nearby Schools

- Brooke House College
- Stoneygate School
- Leicester Grammar
- Spratton Hall
- Leicester High School for Girls
- Uppingham
- Oakham
- Oundle







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

House internal area: 2,151 sq ft (200 sq m)
Garage internal area: 269 sq ft (25 sq m)
Summer House internal area: 122 sq ft (11 sq m)
Total internal area: 2,542 sq ft (236 sq m)
For identification purposes only.

Directions

LE16 8HU
what3words: ///excavate.straws.dolphin takes you to the driveway

General

Local Authority: North Northamptonshire Council:

Tel: 0300 126 3000

Services: Mains water, electricity and drainage are connected. Oil-fired central heating.

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

Council Tax: Band F

EPC Rating: D

Fixtures and Fittings: As per contract.

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

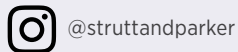
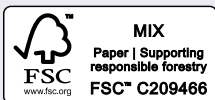
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