

# Manor Farm Lane

DRAYTON, MARKET HARBOROUGH



JAMES  
SELICKS



Occupying a truly idyllic position on the edge of the charming village of Drayton, this exceptional stone-built barn style home, built by Francis Jackson Homes in 2008, enjoys fine village and open countryside views, whilst offering beautifully balanced accommodation extending to over 2,200 sq. ft, including the integral garage.

Forming part of an exclusive courtyard-style development, the property combines generous proportions with an abundance of natural light, a stunning galleried landing and beautifully landscaped gardens backing directly onto open fields. Offering peace, privacy and an enviable rural lifestyle, this is a rare opportunity to acquire a home in one of the area's most picturesque settings.

Exclusive rural courtyard setting • Approximately 2,207 sq. ft including garage • Five well-proportioned bedrooms, including a superb principal suite • Magnificent galleried landing with feature glazed frontage • Spacious dual-aspect sitting room with French doors to the garden • Contemporary breakfast kitchen with adjoining utility room • Separate formal dining room ideal for entertaining • Integral garage, two-car private driveway and visitor parking • Beautifully landscaped gardens backing directly onto open countryside • Outstanding far-reaching rural views from both the house and gardens •

#### Accommodation

A welcoming entrance hall, flooded with natural light from the impressive, glazed frontage, creates an immediate sense of space and leads to the principal reception rooms. The generous dual-aspect sitting room enjoys delightful garden views and French doors opening directly onto the terrace, creating a seamless connection between inside and out. A separate dining room provides an elegant setting for formal entertaining, whilst the spacious breakfast kitchen is fitted with a comprehensive range of contemporary units, integrated appliances and ample worksurface space. The adjoining utility room offers further storage, space for white appliances and internal access to the integral garage, while a guest cloakroom completes the ground floor.

Designed with modern family living in mind, the ground floor offers a superb balance of open and separate living spaces. The kitchen provides ample room for informal dining and everyday family life, whilst the dining room and sitting room offer flexibility for entertaining or quieter occasions. Large windows throughout maximise the wonderful outlook over the surrounding gardens and countryside, ensuring each room enjoys an abundance of natural light.

The first floor is centred around a striking galleried landing with a large feature window, creating an impressive focal point within the home. The principal bedroom is exceptionally spacious and benefits from a contemporary ensuite shower room. Four further double bedrooms are all generously proportioned and served by a stylish family bathroom, providing excellent accommodation for families, guests or those requiring dedicated home-working space. Throughout, the property has been immaculately maintained and offers well-balanced accommodation ideally suited to modern family life.

#### Outside

Approached via a substantial gravelled driveway within this attractive courtyard development, the property enjoys off-road parking alongside an integral garage. The attractive stone elevations, mature planting and open rural setting combine to create an impressive first impression, while the position within the development affords a wonderful sense of privacy.

The beautifully landscaped rear garden is undoubtedly one of the property's defining features. Predominantly laid to lawn with mature trees, well-stocked herbaceous borders and established planting, it provides a tranquil setting from which to enjoy uninterrupted views across the adjoining paddocks and rolling countryside beyond. A generous paved terrace offers the perfect space for outdoor dining and entertaining, while the exceptional rural outlook, creates an ever-changing backdrop that epitomises the charm of country living.





#### Location

The charming village of Drayton is surrounded by attractive open countryside in the highly desirable Welland Valley area. The village green has the smallest operational Church in Leicestershire, dating back to the 12th century. There is easy access to the market towns of Market Harborough and Uppingham with more local day to day amenities available in nearby Medbourne and Great Easton. There is a wide choice of both state and public schooling local to the area. Market Harborough offers excellent amenities, together with mainline rail to London St Pancras in under an hour.

**Tenure:** Freehold

**Local Authority:** Harborough District Council

**Tax Band:** F

**Listed Status:** Not Listed

**Conservation Area:** No

**Services:** The property is offered to the market with mains water and gas-fired central heating with HIVE thermostat

**Meters:** Water

**Loft:** Insulated

**Broadband delivered to the property:** FTTP

**Non-standard construction:** Believed to be of standard construction

**Built:** 2008 by Francis Jackson Homes

**Wayleaves, Rights of Way & Covenants:** Yes

**Shared Gravelled Courtyard:** Our clients report that every 4-5 years the gravel has been replenished and the cost split by mutual consent with the neighbouring properties.

**Flooding issues in the last 5 years:** No

**Accessibility:** Two storey dwelling. No modifications for accessibility

**Planning issues:** None declared by our clients

**Satnav Information** The property's postcode is LE16 8SW, and house number 6





# Manor Farm Lane, Drayton, Market Harborough, LE16

Approximate Area = 2040 sq ft / 189.5 sq m

Garage = 167 sq ft / 15.5 sq m

Total = 2207 sq ft / 205 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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#### Measures and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

