

Let's get moving Great Glen & The Langtons

SIX GOOD REASONS TO MOVE TO THESE AREAS

- Strong family appeal
- Range of retail outlets
- Good transport links
- Good employment prospects
- Desirable area
- Wide range of properties

Still popular after all these years!

TWO areas which appear to be weathering the current economic storm admirably are Great Glen and The Langtons, two property hotspots right at the hub of south-east Leicestershire.

Both have traditionally always been locations in demand from those with a love of cleaner air, breathtaking green space and individual, character properties.

And when it comes to amenities, Market Harborough and Leicester are roughly the same distance away in opposite directions. Market Harborough in particular has developed in recent years, attracting an exclusive range of independent stores and boutiques into its fold, as

well as all the everyday essential items you'd expect to find on your doorstep.

Great Glen is arguably in even greater demand at the moment because of the imminent opening of the new grammar school, just on its outskirts. However, the price still has to be right, says Andrew Granger's Peter Buckingham, a partner based at the company's Market Harborough office.

"With the grammar school on the horizon, a fair amount of interest has been generated," he says. "But Great Glen also has one of the best preparatory schools in the county, Stonegate School, at the other end of the village, as well as St Cuth-



PICTURE POSTCARD SCENE: This evocative photograph was taken recently in Tur Langton, capturing the charm and tranquility of a popular village in the heart of Leicestershire. All pictures by Beth Walsh

bert's Primary School, in the centre, which also has a solid reputation.

"If you have a family, there is no need to move out of the area for education purposes."

Coupled with the village's convenient proximity to both Market Harborough to the south, and Leicester to the north, as well as its own local shops and services, Great Glen has all the appeal of a quaint, rural setting, but equally good access to urban centres and beyond.

"Both Market Harborough and Leicester have rail links to London St Pancras, with its new Eurostar facility," adds Peter. "Nevertheless, we are still going through a readjustment in

prices at the moment in all locations. Since last September and the Northern Rock debacle, it shook people's confidence, as well as a considerable amount of doom and gloom in the press.

"But as an agency, we are incredibly busy and there are a large number of viewings and sales and we have some great properties on offer. Historically, anything that comes onto the market in Great Glen will attract interest, but the price still has to be right for it to sell, particularly family houses with three, four and five bedrooms.

"At the moment, however, there is more choice around for buyers than there has been for some time."



THE OLD GREYHOUND: A popular pub in Great Glen

The epitome of rural England

THE EPITOME of rural Englishness, Great Glen and The Langtons, are the pride of south Leicestershire.

These quaint, and attractive villages, surrounded by beautiful countryside, lie just a few miles from the city of Leicester and the large town of Market Harborough - so it's only natural, people young and old, aspire to live in such an idyllic yet convenient location.

Five miles south of Leicester, Great Glen is a vibrant village with many community activities and local amenities, including a small supermarket, post office, doctors' surgery, chemist, and well stocked library, plus several pub and restaurants.

There is a highly rated village state primary school, St Cuthbert's C of E primary school, which feeds to the local state schools in the neighbouring village of Kibworth and the town of Market Harborough, while Stonegate private preparatory school is also

in Great Glen, with Maidwell only half an hour away.

Secondary state schooling can be found in nearby Kibworth, and private secondary education is available at Uppingham, Oakham, and Oundle.

But one of the greatest attractions of late is that the new Leicester Grammar school is currently being constructed on the land of Mount Farm in the village, and is planned for occupation in Autumn 2008.

When it comes to community spirit, there is plenty to go around. You might bump into local resident and world famous crooner, Engelbert Humperdinck, but aside of celebrity spotting, traditional and long standing groups in the village, include the Beavers, Cubs, Scouts and Brownies.

Great Glen also boasts its own Archery society, Cricket Club, University of the Third Age, and Women's Institute, while St Cuthbert's, and the

Methodist churches play a pivotal role in bringing the area together.

Nearby Oadby provides further shopping and leisure facilities, including an environment park and botanical gardens.

There is golf at Glen Gorse and Market Harborough and horse racing at Leicester, with fishing at Eyebrook Reservoir and Rutland Water.

Not a moments drive away, the distinctive churches of The Langtons, are the magnificent focal points of these small and stunning south Leicestershire villages.

Through East, West, Church, Thorpe and Tur Langton, the quaint quintet is a collection of the most tranquil villages in the county, renowned for their undeniable beauty and charm.

More than a thousand years old, Tur Langton, is a Saxon village, originally known as "Terlinstone", and has long been a popular and pictur-

esque place to rest up and take in the view.

Originally it was home to three public houses - today only the Crown Inn sitting opposite the church.

Its church, St Andrews, is a centre point for Tur Langton, both geographically and communally, and was designed by Joseph Goddard who designed the Leicester Clock Tower.

Construction on the red brick church began in 1865 and it is said to be the 'most striking example of High Victorian church building in Leicestershire'.

Church Langton has its fame also, for in 1759, the first performance of Handel's Messiah took place in its parish church.

Even just a quick glance at the collection of villages reveal their affluence, where owners, who take great pride in their homes, meticulously care for their houses and gardens.



FAMOUS: Church Langton

'More than we can cope with'

THERE is more choice around for buyers at the moment according to Richard Stephens, valuer and director at Moore and York. All new developments which have taken place in and around the village in the last six to 12 months are now complete - and all sold, apart from the former Crown public house, now a totally refurbished, six-bedroom property in its own right, developed by Francis Jackson.

"In Great Glen particularly, the number of instructions had dropped, while people waited to see what happened in the market at large, but in the last few weeks, people have started to instruct again and we've had more than we can cope with.

"Since the by-pass was built, it's a very peaceful village and certainly one of the most desirable places to live in the area," he adds.

"Every property we've had for sale

in Great Glen, we've sold."

Further south, The Langtons are holding their own with equal consistency - a factor which both Peter and Richard agree on. Considered among many property specialists as the jewel in the crown of south east Leicestershire, this nub of exclusive, picture-perfect villages has remained one of the most sought-after locations in the county.

OUTSTANDING

Properties of outstanding individual character, in excess of 100 years old are very much par for the course in this area.

"In the past, whenever we have had a property come up in the Langton, it has sold within days," says Richard. "At the moment, things have slowed down and there is a bit of a backlog in terms of houses available. From a buyer's viewpoint, this makes it a

great time to go and have a look at the choice."

Peter adds: "Because it's that bit further out in the countryside, prices are a little higher. Properties with adjoining land of between two and 10 acres are very hard to come by, but greatly in demand. This is mainly for equestrian use, the chance to expand and often to convert any outbuildings into more accommodation. More space also obviously offers greater privacy too."

Beauty hotspots nearby include Foxton Locks and the Grand Union Canal - and not forgetting some of the most highly-regarded gastro pubs in Leicestershire.

Andrew York, managing director at Moore and York concludes: "Both areas have some interesting character homes. If you don't buy them in this current climate, you probably never will."



BEAUTY: East Langton

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