



COLD NEWTON ROAD
COLD NEWTON

JAMES
SELICKS



“... PICTURESQUE COUNTRYSIDE VIEWS ...”

Highways is a charming two-bedroom detached ironstone cottage, offering surprisingly spacious living areas and a delightful south-facing garden with picturesque countryside views, all situated in the tranquil village of Cold Newton.

Breakfast Kitchen • Three Reception Rooms • Utility Room, Downstairs Shower Room • Two Double Bedrooms • Two Bath/Shower Rooms • South Facing Garden • Countryside Views • Single Garage • Village Location • EPC - F

Accommodation

An entrance porch welcomes you into the ground floor accommodation, which briefly comprises a breakfast kitchen, three reception rooms, a ground-floor shower room, and a utility room. The breakfast kitchen features a good range of shaker-style units, a selection of integrated appliances, a Rayburn, and a central island. A stable door opens directly to the garden, and a further door provides internal access to the garage. At the heart of the property, the dining room serves as a central hub, with doors leading to two additional reception rooms, the downstairs cloakroom, and the staircase to the first floor. To the left of the dining room, a step leads up to the living room—a beautifully proportioned space with a log-burning stove and a triple aspect. A French door allows natural light to flood in while providing easy access to the garden. The final reception room, currently used as a study, also benefits from a French door opening to the outdoor space. Completing the ground floor is a shower room and a separate utility room, conveniently located adjacent to the kitchen and accessed externally.

Upstairs, there are two generously sized double bedrooms, both featuring built-in wardrobes and en-suite bathrooms. The main bedroom suite is further enhanced by a dressing room.

Outside

Outside, the grounds wrap around the southern and western sides of the property, offering stunning countryside views. Two west-facing patio areas provide the perfect spot to soak in the scenery and enjoy the last of the day's sunshine. To the south, the garden is thoughtfully hard-landscaped, with an array of mature planting that ensures year-round interest. Full of character, this delightful cottage showcases period features such as exposed beams and stonework, making it an inviting countryside retreat for a potential purchaser.



Location

Cold Newton is a charming hamlet and civil parish in Leicestershire's Harborough district, with a rich history dating back to the 11th century. It is conveniently located just 10 miles east of Leicester. The nearby villages of Tilton on the Hill and Billesdon, both within two miles, provide essential amenities with general stores, while Leicester offers a wider range of shopping, dining, and leisure facilities. Surrounded by rolling countryside, Cold Newton is a haven for walkers and cyclists, with scenic footpaths right on the doorstep. Despite its peaceful setting, the village is well-connected, with easy access to the A47 and a mainline train service from Leicester to London within the hour.

Services & Council Tax

The property is offered to the market with all mains services and oil-fired central heating.

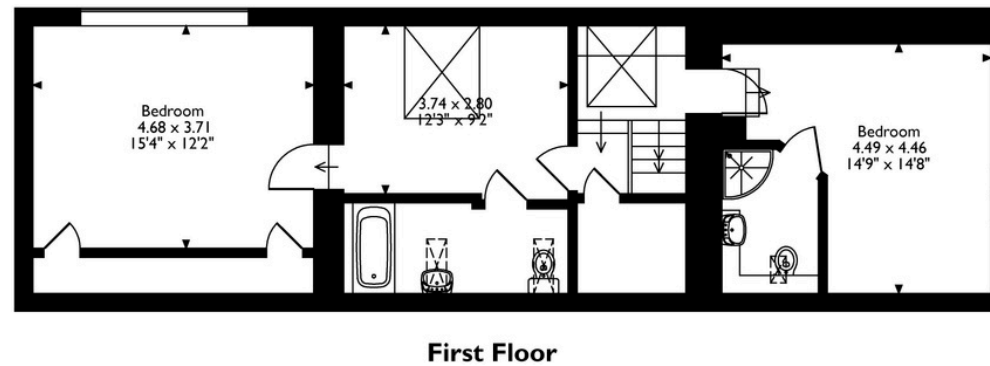
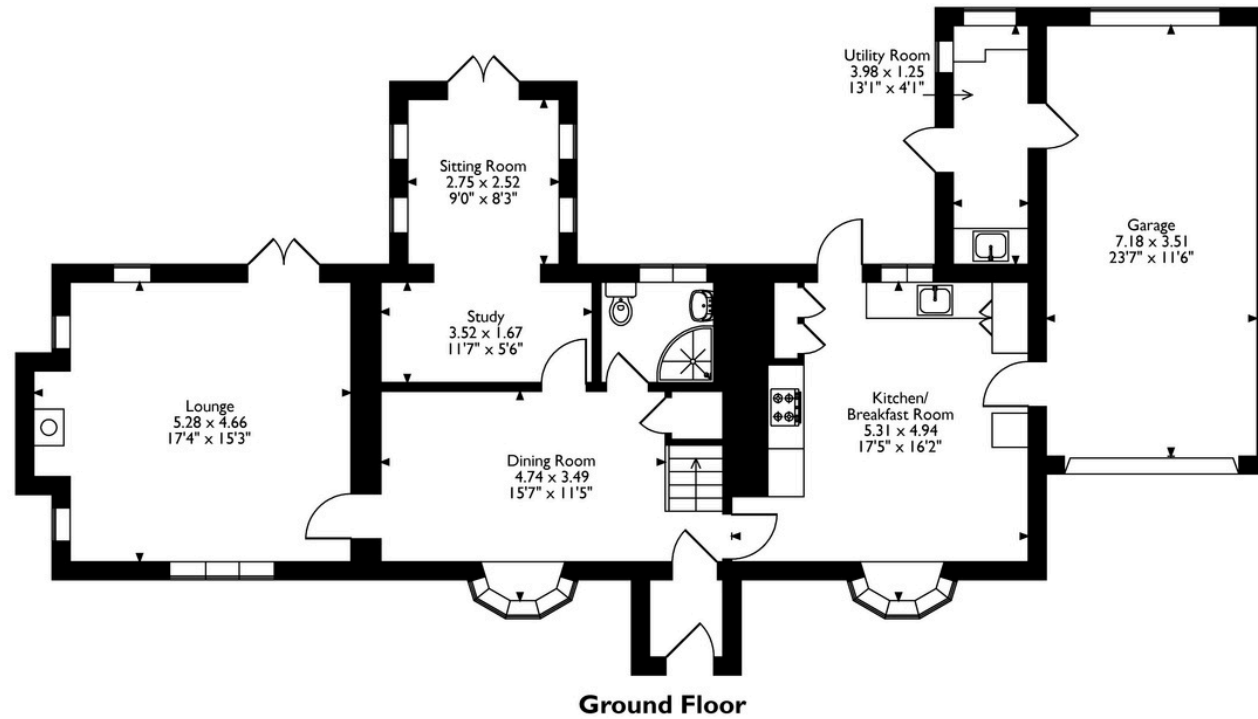
Harborough District Council – Tax Band D

Tenure

Freehold



Highways, Cold Newton Road, Cold Newton, Leicester LE7 9DA
House Total Approx. Gross Internal Floor Area incl. Garage = **2034 ft² / 189 m²**
Measurements are approximate, not to scale, for illustrative purposes only.





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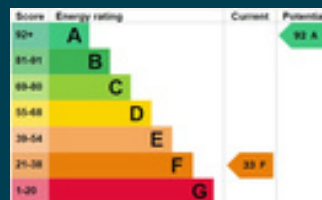
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Measurements and Other Information

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.

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