

WILLOUGHBY HOUSE

WILLOUGHBY WATERLEYS

GUIDE PRICE £1,395,000

JAMES
SELICKS

An exceptional contemporary country home with breath-taking countryside views.

Built in 2010 to the exacting specifications of the current owners, this striking six-bedroom, six-bathroom detached home combines modern luxury with sustainable design. Occupying a generous plot of approximately 0.61 acres and enjoying uninterrupted views across open countryside, the property offers an impressive 3,928 sq. ft. of beautifully appointed accommodation.

Designed with sustainability at its core, the home features a ground source heat pump, solar panels, and biomass secondary heating, ensuring both comfort and efficiency throughout the seasons.

Six-bedroom, six-bathroom family home • extensive light-filled, beautifully finished living space • eco-conscious design • elegant reception hall • generous ground-floor layout • sitting room with log burner, dining room, and study • open-plan living kitchen • garden room with roof lantern and French doors • luxurious principal bedroom suite with Juliet balcony • four further first-floor bedrooms • sweeping driveway • double garage with EV charging • landscaped gardens • paddock backing onto open countryside • EPC - B

Accommodation

A welcoming porch and reception hall with a handcrafted oak staircase set the tone for the rest of the home. The ground floor has Limestone floors with underfloor heating throughout and offers a superb sense of space, including a study, a versatile sixth bedroom with en-suite, an elegant sitting room with a cast iron log burner set within a limestone fireplace, and a formal dining room perfect for entertaining. A guest cloakroom sits nearby.

At the heart of the home lies a magnificent living kitchen, fitted with an extensive range of oak units, granite work surfaces, and a central breakfast bar. High-end integrated appliances include twin ovens, a steamer oven, combination microwave, induction hob with contemporary extractor, fridge/freezer, dishwasher, and hot tap. A utility room provides further fitted storage, granite worktops, integrated laundry appliances, and direct access to the double garage. Completing the ground floor is a charming garden room with a roof lantern and French doors opening onto the terrace.

The first floor also has underfloor heating and is accessed via a galleried landing, flooded with natural light from another roof lantern and leading to five beautifully proportioned bedrooms with newly fitted luxury carpets, four of which benefit from en-suite facilities with tiled bathrooms. The principal suite is a true sanctuary, featuring bespoke wardrobes, air conditioning, a Juliet balcony framing glorious countryside views, and a luxurious five-piece en-suite bathroom. The family bathroom serves the remaining bedroom and includes a four-piece suite with both bath and separate shower.

Outside

The property is approached via a sweeping block-paved driveway with planted borders and ample parking, leading to the double garage with electric door and car charging point. To the rear, the professionally landscaped gardens have been thoughtfully designed to offer a series of beautiful outdoor spaces, with varied planting, sun terraces, and tranquil seating areas. Steps rise to a paddock area, which adjoins open fields, creating an idyllic, countryside backdrop that perfectly complements this remarkable home.







Location

The property is located on the edge of the conservation area in the picturesque village of Willoughby Waterleys, approximately ten miles south of Leicester and is surrounded by attractive open countryside. The location provides convenient access to Market Harborough and Leicester city, both offering comprehensive shopping facilities and mainline rail services to London St Pancras as well as access to junction 20 of the M1 at Lutterworth. More local amenities are available within nearby Countesthorpe, Blaby and Wigston.

Tenure: Freehold. **Local Authority:** Harborough District Council, **Tax Band:** G

Listed Status: None. **Conservation Area:** Willoughby Waterleys

Construction: Believed to be standard.

Services: Offered to the market with all mains services, underfloor electric heating with ground source heat pump, solar panels, and biomass secondary heating. We are informed by the Vendor that due to the Solar Panels, the FIT energy bills are almost Zero.

Broadband delivered to the property: Fibre, 50mbps.

Wayleaves/Rights of Way /Covenants: Tree Preservation Orders on all mature trees on plot.

Flooding issues in the last 5 years: None our Clients are aware of.

Accessibility: Two-storey property. Slope to the front door.

Planning issues: None our Clients are aware of.

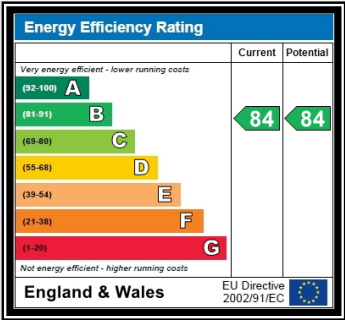
Satnav Information

The property's postcode is LE8 6UF, and the house name is Willoughby House.









Approximate total area⁽¹⁾

375.7 m²

4046 ft²

Reduced headroom

2.3 m²

25 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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.

