



**Orchard House, Main Street, Tugby, Leicestershire, LE7 9WD**

**ANDREW  
GRANGER & CO**

Part of  
**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS



# Property Description

A beautifully restored and stylishly extended 3/4 bed roomed Grade II listed detached thatched cottage of immense charm and character located in the heart of the highly desirable east Leicestershire village of Tugby.







## Key Features

- Beautiful detached thatched cottage
- Grade II Listed with host of features
- 3/4 reception rooms
- Farmhouse style kitchen
- 3/4 double bedrooms
- 2 bathrooms
- Double garage with mezzanine over
- Delightful garden
- East Leicestershire village
- Viewing recommended

**Price Guide**  
**£695,000**



Believed to date back to the late 17th Century retaining a wealth of period features, the surprisingly spacious and versatile interior with over 2,000 sq ft of accommodation is approached via an impressive reception hall with period fireplace and staircase off, living room with feature brick flooring, beamed ceiling and cast iron log burner, with a stripped pine door leading through to a farmhouse style kitchen with stone flagged flooring, beamed ceiling, bespoke built-in units and an Aga.

A pine door leads through to a spectacular family/dining room with tall double glazed windows enjoying views over the gardens, and there is a feature inglenook with cast iron log burner. A side lobby leads out to the garden. Also to the ground floor off the reception hall is an office/bedroom four with cast iron burner, and there is also a utility room with excellent storage cupboards and a fitted cloakroom/wc.

The upper floor is approached via two staircases, rising to an impressive landing/study area with a high vaulted ceiling having exposed beams and a cruck frame, together with wide floorboards and an excellent range of storage cupboards.

The principal bedroom has an impressive ceiling with exposed painted A-frame and bedroom two has a built-in double wardrobe. Located off the landing is a superbly appointed bathroom with a mains shower located over the bath. Bedroom three is also of double size with exposed painted beams. A door leads through to a mezzanine snug/study area off which is a fitted shower room/wc, and there is a secondary staircase giving access to the family/dining room.

Outside, this chocolate box cottage has an attractive front garden. To the side is a gravelled driveway providing off road parking for up to four cars, giving access to an oak framed detached double garage which has a useful mezzanine floor above. The rear garden is of excellent size and includes an extensive gravelled and paved area with steps rising to lawns with a former outbuilding having a tiered paved sun terrace and fruit trees.

#### LOCATION

The highly sought after east Leicestershire village of Tugby is located just off the A47 between Uppingham and Leicester, and has a public house/restaurant, village hall, reputable primary school and historic church. Day to day amenities are available in the nearby village of Billesdon which has a doctors surgery, store and post office, whilst more comprehensive shopping and supermarket facilities are available in the nearby towns of Market Harborough, Uppingham and Oakham and in the city of Leicester. There are mainline rail services to London St Pancras from Market Harborough and Leicester, and the M1 is accessible at either Junctions 20 or 21. The village is surrounded by attractive open countryside, and nearby beauty spots include Rutland Water with its sailing and leisure pursuits.

#### ENTRANCE HALL

Folding glazed entrance door, matted flooring and spotlight to ceiling.

#### LIVING ROOM

13'1" x 11'7" (3.99 x 3.53)

Feature brick flooring, multi-pane glazed windows to front and rear, cast iron log burner with book shelving to either side, beamed ceiling, radiator, old cupboard door leading through to a semi-circular storage area which was probably a baking oven in the past.

#### KITCHEN

12'8" x 12'7" (3.86 x 3.84)

A farmhouse style kitchen with stone flagged flooring, beamed ceiling, dual aspect windows, bespoke range of built-in cupboards and drawers, tile topped working surfaces, propane gas fired Aga having two ovens and two chrome hotplates, large white glazed Belfast sink with mixer tap over, plumbing facilities for dishwasher.

#### FAMILY/DINING ROOM

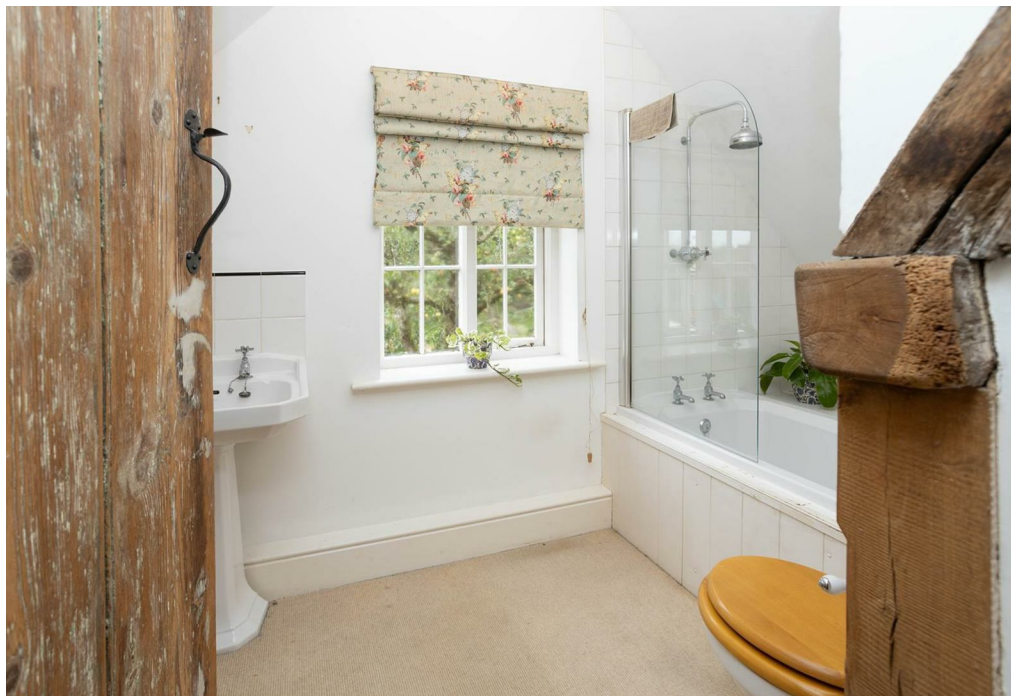
14'4" x 19'0" max/12'6" min (4.37 x 5.79 max/3.81 min)

A stunning reception room with tall double glazed windows to side and rear creating an abundance of natural light, enjoying views over the gardens. Attractive inglenook with cast iron log burner on stone hearth, staircase off with wooden balustrade and galleried area above.

#### REAR LOBBY

With stable type door out, multi-pane glazed window and coat hooks.





#### **RECEPTION HALLWAY**

13'0" x 12'7" (3.96 x 3.84)

With feature tiled floor, multi-pane glazed windows to front and rear, period fireplace with cast iron grate, double cupboards to either side, staircase off with cupboard beneath.

#### **SITTING ROOM/BEDROOM FOUR**

12'9" x 11'4" (3.89 x 3.45)

Multi-pane glazed windows to front, feature fireplace recess with cast iron log burner on brick hearth, radiator.

#### **UTILITY ROOM**

6'6" x 5'9" (1.98 x 1.75)

With working surface, plumbing facilities for washing machine and dryer, shelving over, small window, double storage cupboard.

#### **CLOAKROOM/WC**

With wash hand basin, low flush wc, radiator, small window, extractor fan and shelving.

#### **VAULTED LANDING**

13'0" x 12'8" (3.96 x 3.86)

Having high vaulted ceiling with exposed beams and cruck frame, wide boarded flooring, multi-pane glazed window to front with window seat, excellent range of built-in wardrobes and cupboards with several drawers, radiator, stripped pine doors off.

#### **PRINCIPAL BEDROOM**

15'6" x 13'0" max (4.72 x 3.96 max)

Exposed painted A-frame, multi-pane glazed window to front with in-built seat, radiator, stripped pine panelled doors off.

#### **BEDROOM TWO**

13'0" x 11'1" (3.96 x 3.38)

Multi-pane glazed window to front with in-built seat, built-in double wardrobe, radiator within cabinet surround.

#### **BATHROOM**

12'7" x 5'9" (3.84 x 1.75)

Quality white suite comprising panelled bath with tiled display recess, mains shower over with fixed shower head and glazed screen, wash hand basin, low flush wc, heated towel radiator, rear window and extractor fan.

#### **BEDROOM THREE**

13'0" x 13'1" (3.96 x 3.99)

Exposed painted beams, multi-pane glazed window to front, radiator, built-in double wardrobe, built-in airing cupboard, archway with pine door through to:

#### **MEZZANINE SNUG/STUDY**

18'10" max x 10'4" inc stairwell (5.74 max x 3.15 inc stairwell)

An impressive and versatile room with high ceiling, galleried surround with pine handrail, windows to three elevations with views over the garden, radiator, secondary staircase leading down to family/dining room.

#### **SHOWER ROOM**

5'10" x 5'2" (1.78 x 1.57)

Quality white suite comprising corner shower unit with curved glazed sliding door, large fixed shower head and adjustable hose, wash hand basin, low flush wc, window with wooden shutters, chrome heated radiator, ceiling spotlights and extractor fan.

Cottage garden to front of the property with wrought iron railings and gate, brick paths, gravelled bed, flower and shrub borders, gravelled area to side of house providing parking for up to four cars, leading to:

#### **DOUBLE GARAGE**

17'10" x 17'10" (5.44 x 5.44)

Of oak framed construction with two pairs of oak doors to the front, power and lighting, step ladder rising to mezzanine floor above.

Delightful garden with extensive paved and gravelled area immediately to the rear of the cottage, brick and stone retaining walls with steps rising to lawned areas, former stone and brick outbuilding with tiered sun terraces, rockery, several fruit trees.

#### **EPC Exempt**

As the property is Grade II Listed, it is exempt from EPC regulations.





# Floorplan



Floor plans are for identification purposes only. All measurements are approximate.  
Created using Vision Publisher™



EPC Rating -

Tenure - Freehold

Council Tax Band - F

Local Authority  
Harborough

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee





To arrange a viewing please contact our Market Harborough (Sales) office on 01858 431315

 **ANDREW  
GRANGER & CO**

Part of

**SHELDON  
BOSLEY  
KNIGHT**  **LAND AND  
PROPERTY  
PROFESSIONALS**