



JAMES  
SELICKS

Pumping Station Cottage

CALDECOTT, MARKET HARBOUROUGH



Area illustrated is for indicative purposes only.



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An extremely rare opportunity to acquire a superb six bedroom, detached family home, boasting 2.83 acres of land attached to the property (shown in red on plan) to include stables, tack room, an indoor swimming pool and a campsite of approximately 2.56 acres (shown in blue on the plan) just a 3 minute walk away. This is only the second time the property has been on the market in the last 75 years, and the property is presented in a superb condition by its current owners of over 33 years' and offers flexible accommodation and panoramic south east facing views towards Rockingham Castle.

Entrance Hall • Study • Dining Room • Sitting Room • Fantastic family room • Dining Kitchen • Plant Room, Shower Room, Utility Room • Indoor Pool • Master Bedroom with Ensuite • Family Bathroom • Five further double bedrooms • Entertaining patio terrace with bar area • Stables and tack room • Double Garage • Total combined plot of 5.39 acres • Five pitch campsite with returning customers •

#### Accommodation

This immaculately presented and superb family home is entered into an entrance hall via a wooden front door with leaded window, which has a window to the side elevation, a quarry tiled floor and stairs rising to the first floor landing. A study to the right has a pleasant dual aspect with windows to the front and side, ceiling coving, a built in corner cupboard, a feature brick fireplace with a cast iron back to back wood burner and stripped floorboards. The dining room has two windows to the side elevation, a feature brick fireplace with a cast iron back to back wood burner, stripped floorboards and is open to the sitting room. The sitting room is light by virtue of two windows to the side elevation and bifold doors to the family room. It boasts a cast iron log burner, solid oak flooring and has a door to the dining kitchen.

The family room is a superb space and enjoys twin bifold doors which open on to the patio entertaining space with bar and south east facing rear garden. There is ceiling coving, a roof lantern, air conditioning, spotlights, entertaining lights, tiled floor, bifold doors leading to a fantastic indoor pool, and bifold door to the dining kitchen. The dining kitchen also has a roof lantern and a window overlooking the pool complex, there is a good range of eye and base level units with worktops over, one and a half stainless steel sink and drainer unit, tiled splashbacks, plumbing for a dishwasher, and space for a Rangermaster type cooker. A cast iron Rayburn stove is set within a chimney breast and provides the property's heating and hot water. The room is completed by ceiling spotlights, quarry tiled flooring, a large pantry cupboard, and a door leading through to a side lobby.

The side lobby has a wooden door with leaded window and a leaded window to the side elevation, wood laminate effect flooring and a second staircase rising to a second first floor landing giving access to bedrooms two and three. A ground floor shower room has a low flush WC, corner shower enclosure, wash hand basin, heated chrome towel rail, and tiled flooring. A utility room has a door and window to the side elevation, an excellent range of eye and base level units and drawers with worktops over, stainless steel sink and drainer unit, tiled splashbacks, plumbing and space for a washing machine, and wood laminate effect flooring. A plant room houses the Worcester wall mounted boiler, pool heater and pump. It has a tiled floor and a door leading to the indoor pool. The fantastic indoor pool has a bifold doors to the family room, and further bifold doors leading directly to the garden and bar area, creating a wonderful entertaining space. There is air conditioning in this room and the pool is heated, lined and has a tiled surround.

The first floor landing has loft access, and a built in airing cupboard. The master bedroom has bifold doors to the rear and views over to Rockingham Castle and the property's own land to the south. There are two further windows to the side elevation with field views, access to a loft room above with magnificent views across the valley. There is an excellent range of built in wardrobes with mirrored doors, and laminate flooring. This room also benefits from an ensuite shower room with a shower cubicle, WC and wash hand basin with a cupboard under, part tiled walls and a tiled floor.





The family bathroom has windows to the front and side elevations, a wash hand basin with cupboard under, a low flush WC, a panelled bath, heated chrome towel rail, part tiled walls and laminate flooring. Bedrooms four, five and six are also located off this landing. Bedroom five has a dual aspect with two windows to the side elevation and a window to the rear. Bedroom four is located to the front of the property and has a built in corner cupboard, two windows to the front and a window to the side. Bedroom six also has two windows to the side. The second staircase from the ground floor side lobby gives access to a second first floor landing, off which are bedrooms two and three. Bedroom two has a window to the front elevation and two Velux roof lights. Bedroom three completes the internal accommodation and has a window to the rear.

**Special note** Our clients advise that they intend on placing a covenant (or similar) on the land behind the house. Further details on request. In addition, there are covenants already in place on the campsite.

#### Outside

The property sits behind electric wrought iron double gates and hedging providing privacy, and to the front of the property is a large block paved driveway providing car standing space for several vehicles and access to a double garage. To the side a lawn and paved path leads to the rear south east facing garden, mainly laid to lawn with a feature specimen tree to the centre. There is an extensive porcelain tiled entertaining area which is accessed from the family room and pool room. In addition, there is a timber bar area providing a covered entertaining space for all seasons. A path leads down the lawn to five bar fencing, which gives access to a paddock with three stables, tack room and a metal shed. Beyond this is further paddock land, and this section (as shown in red on the plan) approaches approximately 2.83 acres.

#### Campsite

Situated approximately a 3 minute walk away from the property is the campsite element to this property. Established two years ago, the campsite has five fully serviced pitches with electric meters. The site is a Caravan and Motorhome Club certified location, with returning customers, good reviews and provides a good source of income. There is a picturesque lake for patrons to enjoy and it is situated within walking distance to local pubs and scenic countryside walks. Shown in blue on the plan, approximately 2.56 acres.







# 5 Pumping Station Cottage, Caldecott, Market Harborough LE16

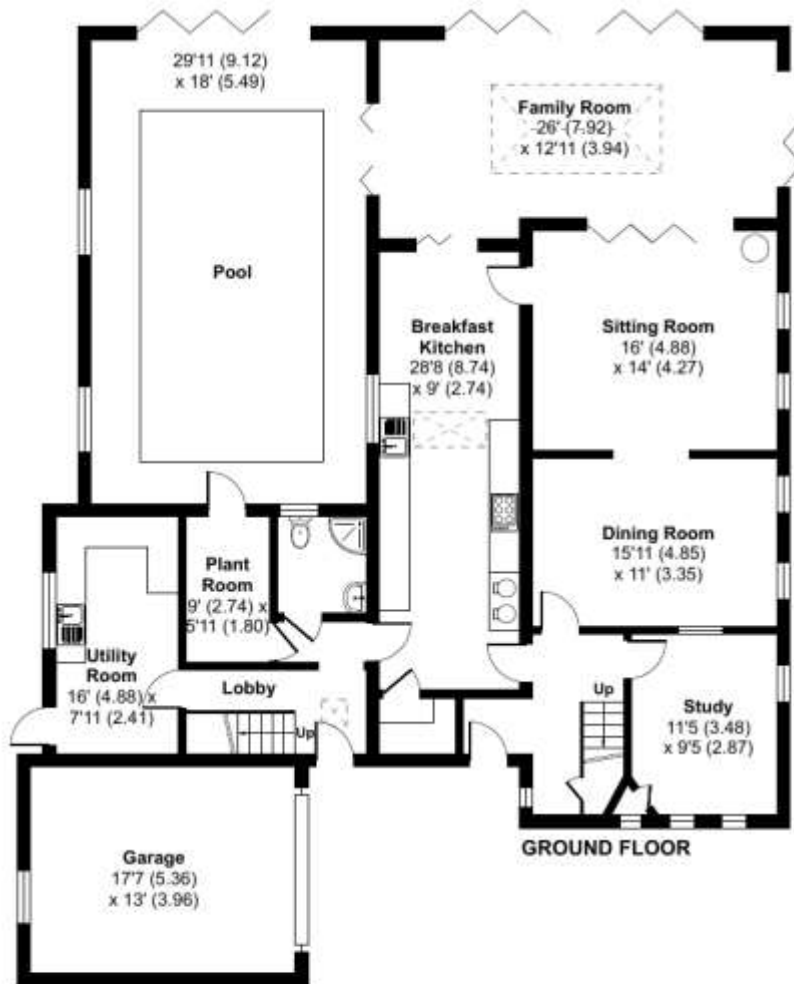
Approximate Area = 3291 sq ft / 305.7 sq m

Garage = 234 sq ft / 21.7 sq m

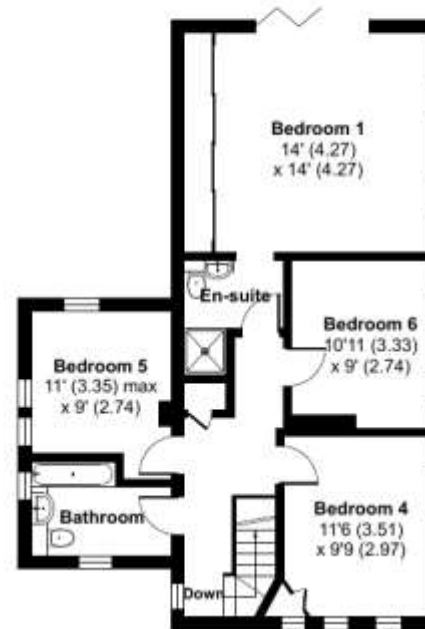
Outbuildings = 617 sq ft / 57.3 sq m

Total = 4142 sq ft / 384.7 sq m

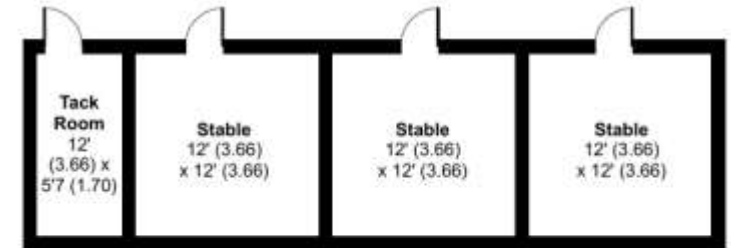
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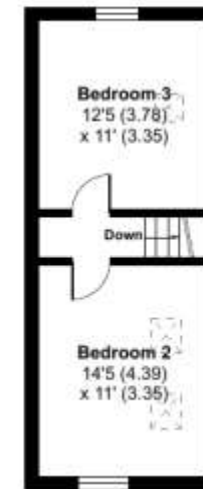
GROUND FLOOR



FIRST FLOOR 1



OUTBUILDING 1



FIRST FLOOR 2

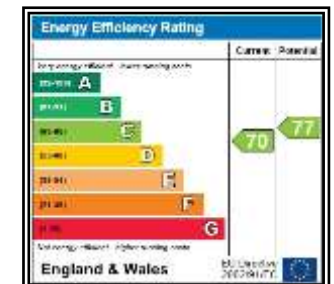


OUTBUILDING 2



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for James Sellicks Estate Agents. REF: 1062633



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## Location

Caldecott is nestled in the Welland Valley with a delightful church, two pubs, a vibrant village community and sitting in the catchment area for Bringhurst primary school. There is excellent access to Leicester, Peterborough, Corby, and Kettering, all with main line train services and the ability of reaching London within the hour. Uppingham is just 5 minutes' drive away providing amenities and several excellent primary and secondary schools. There is fishing on the nearby Eyebrook reservoir and water sports for all at Rutland Water with golf courses for every ability nearby.

Tenure: Freehold

Local authority: Harborough District Council

Tax band: E

Services: The property is centrally heated by gas mains and solid fuel with an H2 board, allowing for a lot of options for multiple energy sources.

Satnav information

The property postcode is LE16 8RP, and house number 5.



## Important Notice

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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.