



## Cottage Farm

MAIN STREET, SADDINGTON  
LEICESTERSHIRE LE8 0QH

JAMES  
SELLICKS



Situated in the highly sought after southeast Leicestershire village of Saddington, Cottage Farm is a simply superb period home boasting a contemporary 'Grand Designs' extension to the rear creating comfortable and flexible open plan living.

Detached period village home • Stunning contemporary open plan living kitchen • Sitting room with playroom/study off • Family room • Cinema room • Master suite with dressing room and ensuite • Three further bedrooms • Family bathroom • Large low maintenance rear garden • Long sweeping driveway • Double oak framed garage •

#### Accommodation

This spacious and contemporary styled accommodation provides the best of both worlds; period and characterful features blending seamlessly with a sleek modern extension, creating light, airy and generous accommodation.

Cottage Farm has a flexible layout creating an open plan flow throughout the ground floor. The property is entered into an entrance hall boasting a striking Inglenook fireplace with an oak Bessemer beam mantle with an exposed brick chimney breast with a cast iron fireplace inset. A door gives access to the stairs which rise to the first floor. Double doors provide access to a spacious sitting room which is flooded with natural light by virtue of full width glazing. There is feature recessed ceiling lighting and tucked discreetly behind a full height partition wall is a playroom/study which has plenty of built in storage and double doors to the rear garden. Off the hall is also a cosy but spacious cinema room with an original fireplace.

From the entrance hall and flowing to the left is the family room with feature panelled walls, a beamed ceiling and engineered oak flooring. Steps up lead to the simply stunning principal feature of this home, the open plan living kitchen. Converted from a former cow shed, this superb space is finished to a high specification and boasts vaulted ceilings, bi-folding doors to the rear elevation, feature LED and pendant lighting, while a generous island with breakfast bar and built-in double ovens takes centre stage. There is a utility room section, and a guest WC.

Upstairs you will find four double bedrooms. The master bedroom boasts an open plan design with a generously sized dressing area with built in wardrobes. The ensuite shower room has twin sinks, twin rainforest shower heads, a WC behind a privacy wall and a feature glass wall. The accommodation is completed with a modern fitted bathroom with three-piece suite including a roll top freestanding bath and high flush WC.

#### Outside

The front of the property meets Main Street, while to the rear and accessed via Weir Road, is gated access to a long sweeping gravelled driveway leading to the double oak framed garage and the rear garden. The private rear garden has been landscaped to provide a low maintenance space boasting an artificial lawn.

#### Location

Saddington is a small hilltop village close to Smeeton Westerby and Gumley and is in some of the county's most attractive countryside with many scenic walks and views including around Saddington Reservoir. Kibworth provides a wide range of amenities catering for all day needs with high quality restaurants, pub, Dr's surgery, sports clubs and primary and secondary school. Market Harborough six miles to the south provides a wider range of niche shopping and recreational facilities and a mainline rail connection to London St. Pancras in about an hour.





**Tenure:** Freehold  
**Local Authority:** Harborough District Council  
**Listed Status:** Not Listed  
**Conservation Area:** Yes – Saddington Conservation Area  
**Tree Preservation Orders:** None  
**Tax Band:** F  
**Services:** The property is offered to the market with all mains services and gas-fired central heating.  
**Broadband delivered to the property:** FFTC  
**Non-standard construction:** Believed to be of standard construction  
**Wayleaves, Rights of Way & Covenants:** There are believed to be no public rights of way. As you turn off Weir Road the initial 6 – 10 ft section of the driveway is shared between Cottage Farm, The Paddock and the parish to allow access to the green (for the parish) and to the driveways belonging to the two properties, via a small gate. From this section up to the corner of where the driveway to the property begins is shared 50/50 with The Paddock (cost of maintenance is shared between the two properties). From the corner turning left up the driveway to the property is solely owned by Cottage Farm. A plan is available on request.  
**Flooding issues in the last 5 years:** None  
**Accessibility:** Two storey dwelling. No accessibility modifications  
**Cladding:** None  
**Planning issues:** None that our clients are aware of  
**Coastal erosion:** None  
**Coal mining in the local area:** None

**Satnav Information**  
Use postcode LE8 0RN, which will bring you to Weir Road, and the property's private driveway.



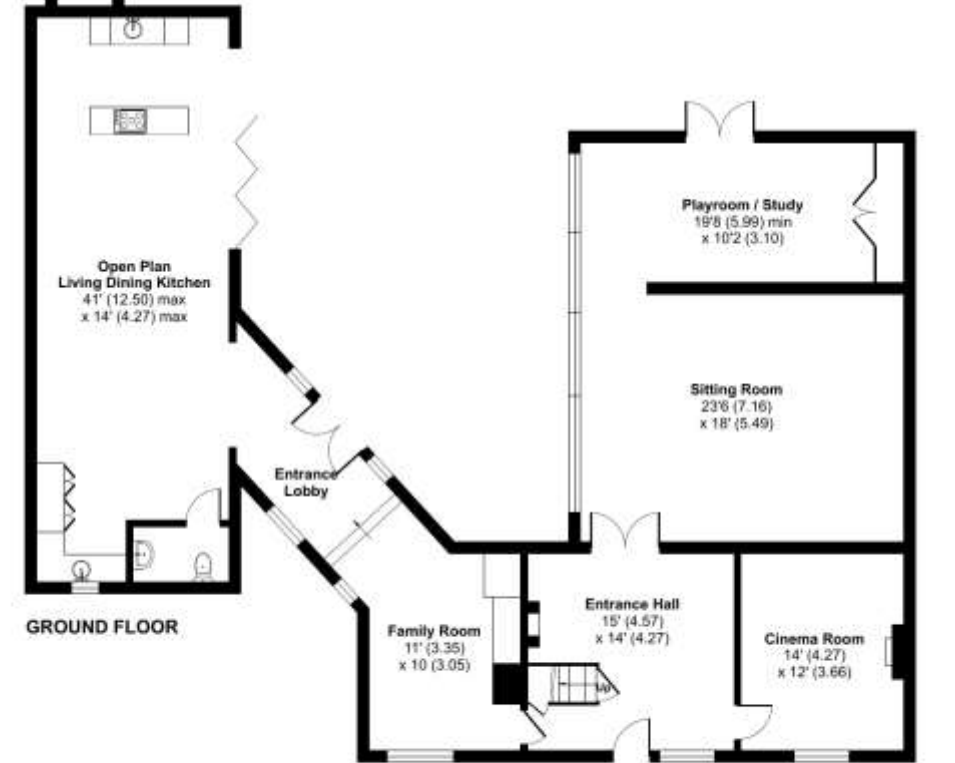






# Cottage Farm, Main Street, Saddington, LE8

Approximate Area = 2959 sq ft / 274.8 sq m  
 Garage = 361 sq ft / 33.5 sq m  
 Outbuilding = 28 sq ft / 2.6 sq m  
 Total = 3348 sq ft / 311 sq m  
 For identification only - Not to scale





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#### Important Notice

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1) The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of, an offer or contract. Prospective purchaser(s) and lessees ought to seek their own professional advice.

2) All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and their details are given in good faith and believed to be correct. Any intending purchaser(s) should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	68 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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