



WOODMAN'S COTTAGE

EAST NORTON ROAD, HORNINGHOLD,
MARKET HARBOROUGH LE16 8DQ

OFFERS OVER: £500,000

JAMES
SELICKS

VIEW TO REAR



This beautiful three bedroom semi-detached cottage, located on the edge of the renowned conservation village of Horninghold, is flanked by some of Leicestershire's most beautiful rolling countryside. Beautiful as it is or thought suitable for remodelling and extending due its superb plot, subject to the necessary consents. An internal inspection of this property is highly recommended by the Agent and it is offered with no upward chain.

Semi- detached village home • Refitted kitchen and utility • Entrance hall • Ground floor refitted bathroom • Sitting room • Two double bedrooms • Third single bedroom • Large frontage & ample off-road parking • Courtyard with outbuildings, workshops & stores • Summerhouse/home office • Gardens to the front, side & rear • Open countryside views • Prime Welland Valley village • No upward chain

Accommodation

This attractive semi-detached property is set back from the road within beautiful gardens of about 0.22 acre. The property is entered via a solid wood front door with leaded window above under a pretty canopy porch into an L shaped entrance hall with an understairs storage cupboard, a return staircase to a first-floor landing and a further uPVC door with a window above to the side elevation. The sitting room has a window to the front elevation with views over the front garden, and a feature fireplace with cast iron log burner and a stone hearth.

The dining kitchen has been refitted with an excellent range of shaker style eye and base level units and soft closing drawers with solid wood worktops over and contemporary tiled splashbacks. There is a Rangemaster ceramic sink with a chrome mixer tap, a Russell Hobbs four ring induction hob with tiled splashback, a Bosch stainless steel canopy extractor over and a Bosch cooker beneath. There is an integrated fridge freezer with a wine rack to the side, an integrated Bosch dishwasher, spotlights, contemporary floor to ceiling radiator and a window to the rear elevation enjoying views over the garden and open countryside. A utility room has a window to the rear elevation, a worktop with plumbing for a washing machine beneath. Completing the ground floor is the refitted bathroom which has a window to the rear elevation, a low flush WC, wash hand basin with cupboard under, a panelled bath with a glass shower door and shower over, a heated chrome towel rail, part tiled walls and spotlights.

A return staircase rises to the first-floor landing which has loft access and a leaded window to the front elevation with pretty village views. The master bedroom has an excellent range of built in wardrobes, an original cast iron fireplace and a window to the front. Bedroom two has a uPVC leaded window to the rear elevation, a cast iron fireplace, and a cupboard housing a new Megaflow pressurised hot water tank. Bedroom three, again has a uPVC leaded window to the rear elevation. Completing the accommodation is a separate WC with a low flush WC, a wash hand basin with cupboards under and spotlights.

Outside

The grounds of this beautiful cottage are the principal feature of this fine village home. A five-bar timber gate with wrought iron estate fencing either side leads to a gravelled car standing area with room for several vehicles. There are deep lawned gardens with mature borders either side. A hedge provides privacy to the rear garden and a wrought iron gate gives pedestrian access. Mainly laid to lawn the rear garden with estate fencing which flanks attractive neighbouring countryside offering undulating views. A timber summerhouse/office takes advantage of the views and offers the perfect place to work from home as it has lighting and heating. To the rear of the property is a range of outbuildings, stores and workshops orientated around an attractive courtyard entertaining area. The floor standing oil-fired central heating boiler is set within one of the stores.





Location

Horninghold is a quintessential English village nestled on the Leicestershire/Rutland borders, completely unspoilt by virtue of its conservation village status, all surrounded by delightful rolling countryside. Houses in the village are the result of complete or partial rebuilding by the Hardcastle's of Blaston Hall at the turn of the 20th Century. The Hardcastle's set out to create a model 'garden' village, planted with a great variety of trees and ornamental shrubs, with properties being made of local ironstone.

Located only two miles from Hallaton and served by the market towns of Uppingham, a 'Cotswold style' delightful market town located approximately four and a half miles away, Oakham and Market Harborough; the latter providing mainline railway access into London St. Pancras in under an hour and by road via Road access to London can be either from A1 or M1. The regional centre of Leicester offers a wide range of facilities usually associated with a large city centre, with the surrounding villages offering well-respected schools in the state sector with an abundance of private schools at Oakham, Uppingham, Stamford and Oundle within a reasonable commute.

Tenure: Freehold

Local Authority: Harborough District Council

Listed Status: Not Listed

Conservation Area: Horninghold Conservation Area

Tree Preservation Orders: None

Tax Band: E

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

Broadband delivered to the property: Assumed to be FTTC

Non-standard construction: Believed to be of standard construction

Flooding issues in the last 5 years: None

Accessibility: No accessibility modifications

Satnav Information

The property's postcode is LE16 8DQ, and house name Woodman's Cottage.



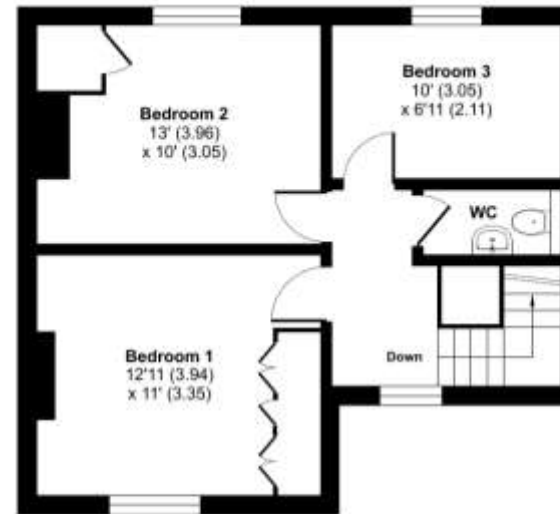
Woodman Cottage, East Norton Road

Approximate Area = 922 sq ft / 85.6 sq m

Outbuildings = 317 sq ft / 29.4 sq m

Total = 1239 sq ft / 115 sq m

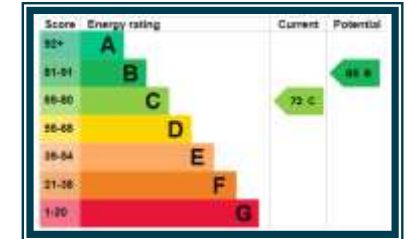
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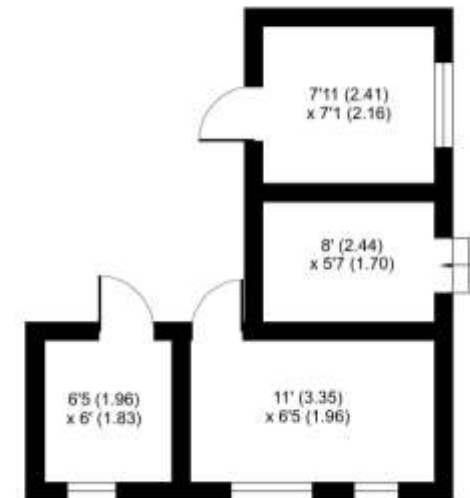
FIRST FLOOR



GROUND FLOOR



OUTBUILDING 1



OUTBUILDING 2 / 3 / 4 / 5



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for James Sellicks Estate Agents. REF: 1091159

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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.



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