



JAMES  
SELICKS

GUIDE PRICE: £475,000

## Honey Pot Cottage

STANFORD ROAD, SWINFORD, LUTTERWORTH, LEICESTERSHIRE, LE17 6BJ

This impeccably presented period cottage has been meticulously and sympathetically refurbished to provide a wonderful home filled with an abundance of charm and character. Nestled on a quiet back lane with countryside views in the rural village of Swinford, it's perfect for commuters and downsizers alike as it's just a few minutes' drive from the major road networks of the M1, M6 and A14, as well as the mainline rail station at Rugby with links to London Euston.

Fully refurbished period cottage • Wealth of character features • Four bedrooms • Two reception rooms each with log-burning stove • Re-fitted kitchen • Family bathroom and guest cloakroom • Landscaped gardens with home office/studio • Countryside views • Off-road parking • Ideal for commuters and downsizers •

#### Accommodation

As you as you enter this charming cottage you will appreciate the immaculate blend of period character features and contemporary styling. Herringbone oak parquet flooring draws your eye in through the porch and central hall, up to the stairs with a feature runner and panelled walls. Off the hall to the right is a cosy sitting room, thoughtfully orientated around the feature fireplace with a cast-iron log-burning stove set beneath an oak mantle. Panelled walls and exposed beams add to the charm and character, and the front window allows for plenty of natural light and offers an attractive view of the garden.

Across the hall is the dining room, which benefits from a continuation of the herringbone oak parquet flooring. A log-burning stove sits within a small, exposed brick Inglenook fireplace providing an eye-catching focal point, while natural light floods the space through the front and side windows with views of the countryside. There is ample space for a dining table that benefits from the sociable, open flow into the kitchen area beyond. A built-in understairs cupboard in the corner provides essential storage space for coats and shoes. The kitchen has been refitted with an elegant, contemporary suite of bespoke shaker style units and stone worksurfaces and upstands that maximises the space and provides ample storage and preparation space. A ceramic Belfast sink and Stoves range-style oven add to the quintessential cottage feel while integrated appliances include a slimline dishwasher, microwave, and fridge/freezer.

Upstairs the landing gives access to the master bedroom, and the fourth bedroom which is currently used as a dressing room and features a range of fitted wardrobes. The family bathroom comprises a four-piece white suite featuring a separate shower cubicle, bath, WC and a wash hand basin. A further staircase leads up to the second floor where you will find two double bedrooms with vaulted ceilings, exposed beams and dormer windows that take in the open countryside views to the front.

#### Outside

A picture post-card scene awaits as you approach the gate set within the low-level retaining wall. A block paved path flanks the manicured lawn that is bordered by attractive bedding areas and leads to the front door. Just across the lane, you will find the block paved driveway that provides off-road parking for two vehicles. Next to this and enclosed within its own brick wall is a separate, landscaped garden. Here you will find a further extensive lawn with raised timber planters and a block paved path border. A stylish, contemporary dining and seating terrace takes an elevated position in the corner with gradual steps leading down to a lower terrace where the home office/studio is situated. Post and rail fencing allows for open views across the undulating countryside beyond.





#### Home office / Studio

Accessed via double doors and with a further picture window to the side there is plenty of natural light to this flexible space, which is ideal for use as an office, studio or gym.

#### Location

The attractive village of Swinford is set within the picturesque, rolling countryside of south Leicestershire with excellent commuter links by both road and rail. The M1, M6, A5 and A14 are all within easy reach of the village, while mainline rail can be found at Rugby (London Euston/Birmingham New Street) and Market Harborough, (London St Pancras).

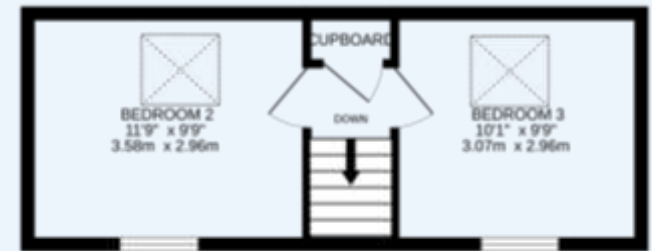
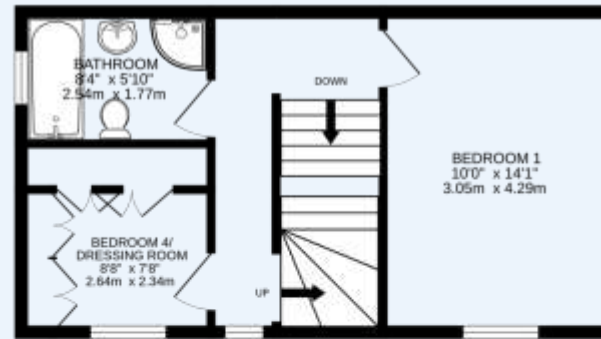
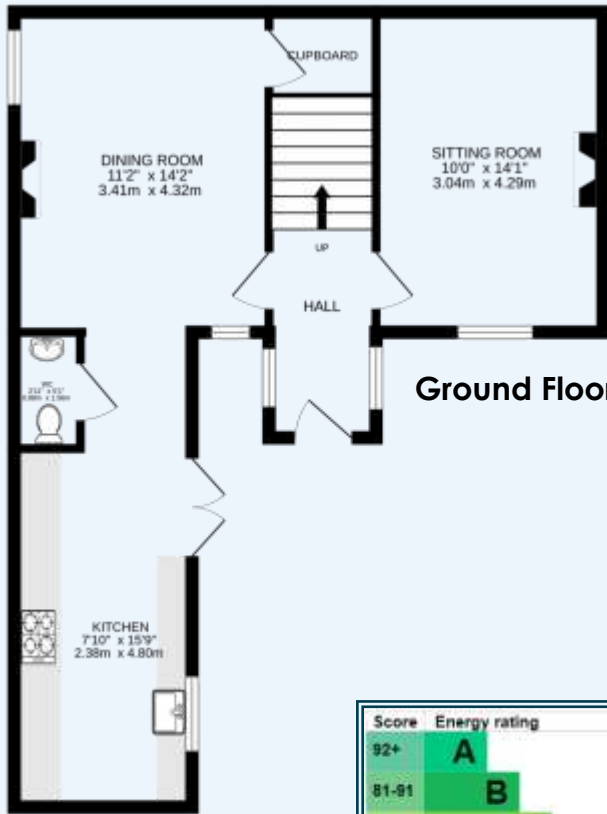
The village is served by The Chequers public house, the highly regarded Swinford C of E Primary School, with further amenities in the nearby towns of Lutterworth, Rugby and Market Harborough. Secondary schooling, both local authority and private, is well catered for in the local area.

#### Satnav Information

The property's postcode is LE17 6BJ, and house name 'Honey Pot Cottage'.







Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	30 F	
1-20	G		

**TOTAL FLOOR AREA : 1156 sq.ft. (107.4 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Tenure: Freehold

Local Authority: Harborough District Council

Listed Status: Not Listed

Conservation Area: Swinford Conservation Area

Tree Preservation Orders: Any trees at the property would be subject to a TCA (Tree in a Conservation Area)

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: FTTC

Non-standard construction: Believed to be of standard construction

Flooding issues in the last 5 years: None

Accessibility: Accommodation over three floors. No accessibility modifications

Cladding: None

Planning issues: None which our clients are aware of

Coastal erosion: None

Coal mining in the local area: None

**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.



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