

JAMES
SELLICKS

GUIDE PRICE: £700,000

WILLOW
COTTAGE

Willow Cottage

GLEN ROAD, NEWTON HARCOURT, LEICESTERSHIRE LE8 9FH

A stunning, detached and extended four-bedroom barn conversion completed in 1996, tucked away off the main road through the village offering complete privacy. Located in the thriving and popular south Leicestershire Village of Newton Harcourt it has excellent local schooling on its doorstep in the neighbouring village of Great Glen. Offered for sale with no upward chain.

Full of charm, character & period features • Detached home just over 2000 Ft² • Reception dining hall • Breakfast Kitchen & utility • Sitting room & Snug • Master bedroom with ensuite • Bedroom two with ensuite • Two further double bedrooms • Family bathroom • Mature rear gardens • Large private driveway • Double garage with mezzanine floor above • Excellent local schooling

Accommodation

The property is entered via double doors leading into a stunning reception hall currently used as a dining room with exposed original beams, a tiled floor, stairs rising to first floor and stairs descending to the sitting room. There is a cloakroom off with a window to front elevation with a WC, wash hand basin and a window to the front elevation.

The breakfast kitchen has a window to the rear which takes in views of the garden. There are exposed beams and an excellent range of eye and base level units and soft closing drawers with ample work surface space over, and a one and a quarter ceramic sink drainer unit. Integrated appliances include a Rangemaster range oven with Rangemaster extractor hood over, built-in fridge and freezer, built-in dishwasher. The kitchen also benefits from an island unit with a solid wood worktop providing additional preparation space, storage beneath and a breakfast bar for casual dining. Brick steps lead down to a utility room, which gives access out to the side elevation. There is a further eye and base level units and drawers with worktops over, a sink and drainer unit, plumbing and space for a washing machine and tumble dryer. There is a Worcester wall mounted boiler, and a tiled floor.

Off the dining room brick steps descend to the study which has a window to the front elevation, and in turn the sitting room with exposed beams, which is a lovely light room by virtue of a door with windows either side looking out to the side garden and access to the sunken terrace. Completing the living accommodation, off the dining hall on the same level, is the snug with window to front elevation and an open brick fireplace.

A return staircase off the dining hall leads the first-floor landing, which has a Velux window to the rear elevation, exposed bricks and beams, and a useful storage cupboard. Steps lead down into a stunning master bedroom suite with five Velux windows. There is built-in eaves storage and built-in wardrobes. The ensuite has a Velux window, a shower cubicle, wash hand basin with storage below, low flush WC, heated chrome towel rail and part tiled walls.

Bedroom two has a window overlooking the front and also benefits from an ensuite bathroom with a Velux window, panelled bath with a mixer tap and shower attachment, pedestal wash hand basin, low flush WC, heated chrome towel rail and part tiled walls. Bedroom three has a window to the front elevation and exposed beams. Bedroom four has a window to the front elevation, exposed beams, loft access and built-in wardrobes. The family bathroom completes the internal accommodation and has a Velux window to the front elevation, low flush WC, wash hand basin, a freestanding bath with shower over, heated chrome towel rail and part tiled walls.

Outside

The property is accessed via a shared private driveway leading to a private block paved driveway with brick pillars and carriage lights flanking the entrance. The driveway provides car standing for several vehicles, and access to double garage with twin wooden doors, power and lights, and a useful mezzanine floor. Gated side access leads to pretty, private rear gardens with a sunken terrace with a useful storage cupboard. Steps up lead to an immaculate shaped lawn with well-stocked mature borders with walled boundaries.





Location

Newton Harcourt has long been regarded as one of the most favoured villages within south Leicestershire. This popularity is not only derived from the quality and variety of the housing stock, but is also due to the attractive surrounding countryside, access to major centres of employment at Leicester and Market Harborough as well as and neighbourhood shopping within the adjacent village of Great Glen. Within a 15-minute walk is the popular Wistow Rural Centre which has a range of boutique shops, a café, a delicatessen and an excellent garden centre.

Schooling

Great Glen is home to some of the finest schooling within the county and contributes towards the driving factor for many families considering a move into the area. St Cuthbert's C of E Primary School offers primary education for children aged 4 - 11 years and feeds into The Kibworth Mead Academy in the nearby village of Kibworth, which provides education from 11 – 16 years. In the private sector a widely renowned group of schools form the Leicester Grammar School Trust in Great Glen, and consists of the Leicester Grammar Junior School, Leicester Grammar School, and Leicester Grammar School Stonegate. Combined they offer education from ages 3 to 18 and are extremely popular.

Satnav Information

The property's postcode is LE8 9FH, and the house name Willow Cottage.

What3words

Profited
Parsnip
Lake





Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for James Sellicks Estate Agents. REF: 1126420



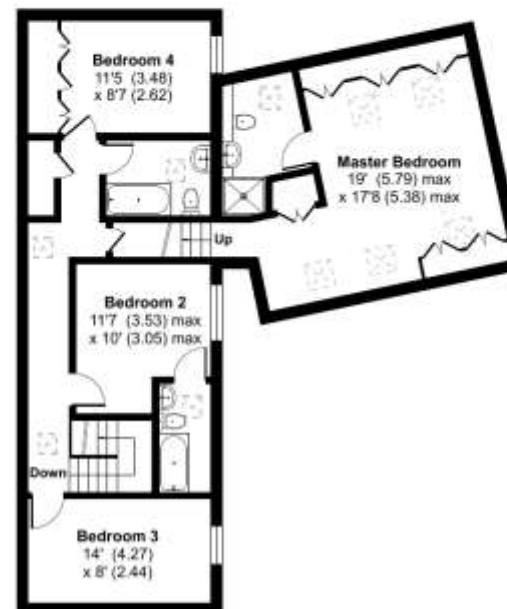
Tenure: Freehold
 Local Authority: Harborough District Council
 Listed Status: Not Listed Built: 1996
 Conservation Area: No
 Tree Preservation Orders: None
 Tax Band: F
 Services: The property is offered to the market with all mains services and gas-fired central heating.
 Driveway: Maintenance of the main shared driveway, is shared with the neighbouring property
 Broadband delivered to the property: FTTC
 Non-standard construction: Believed to be of standard construction
 Wayleaves, Rights of Way & Covenants: Title contains covenants
 Flooding issues in the last 5 years: None
 Accessibility: No accessibility modifications
 Cladding: None
 Planning issues: None which our clients are aware of



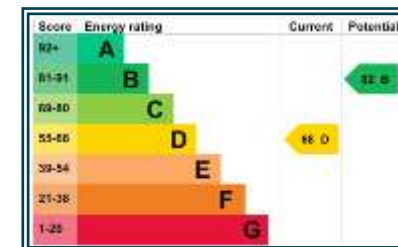
Willow Cottage, Glen Road, Newton Harcourt, LE8

Approximate Area = 2007 sq ft / 186.4 sq m
 Limited Use Area(s) = 68 sq ft / 6.3 sq m
 Garage = 528 sq ft / 49 sq m
 Total = 2603 sq ft / 241.7 sq m

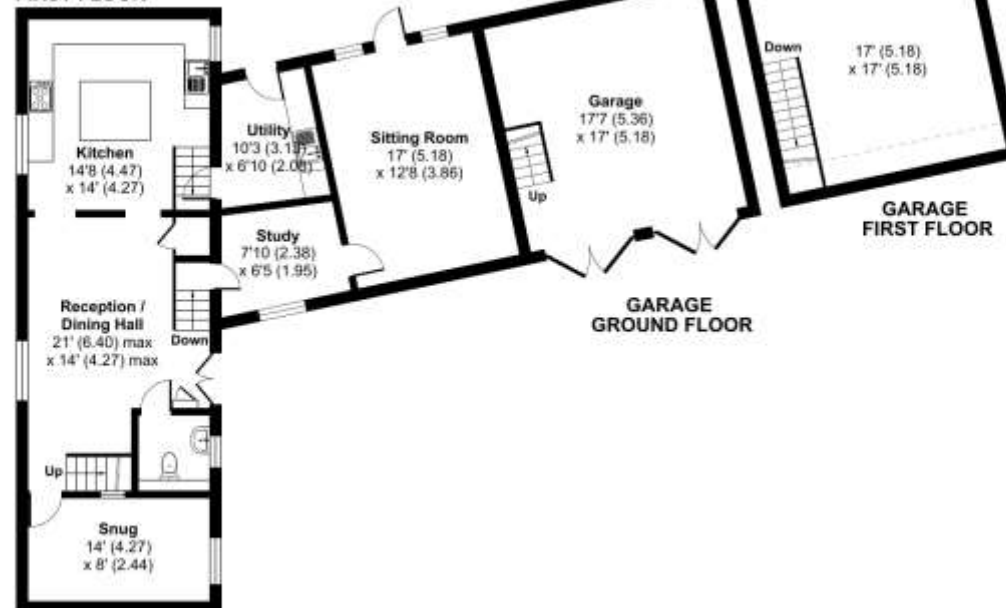
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Denotes restricted head height



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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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