

YEW TREE COTTAGE

BROOK LANE, GREAT EASTON, MARKET HARBOROUGH, LEICESTERSHIRE, LE16 8SJ



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LISTED BUILDINGS

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A beautiful Grade II Listed former farmhouse, having been completely restored and renovated by the previous and current owners to exacting standards. It offers superb and versatile accommodation over two floors, all situated on a glorious plot of just over half an acre, and boasting an oak framed double garage, located in the centre of this thriving Welland Valley village.

Grade II Listed former farmhouse • Prime village location • Immaculately presented inside & outside • Three reception rooms • Dining kitchen • Study & Office • Master bedroom suite with ensuite • Bedroom two with ensuite • Two further bedrooms • Family bathroom • Workshop & store • Oak framed double detached garage • Manicured and meticulously presented gardens • Total plot of approx.0.52 acres

Accommodation

The property is entered via an original solid wood front door into an entrance porch with a tiled floor and original door giving access into the sitting room. This room is filled with an abundance of natural light by virtue of a window to the front elevation with original shutters and a window seat taking in views of the garden. There is a further window to the front elevation and another to the rear elevation, both with shutters and both overlooking the gardens. There is a feature fireplace with a cast iron gas log burner on a tiled hearth with a painted wooden mantle, and a beautiful solid oak floor. Steps lead up to a drawing room which has a bay window to the front elevation which has a window seat, and a door and windows to the sides. It boasts a feature cast iron gas log burner set on a slate hearth. A study has a window to the rear elevation, and an office has a door and window to the rear elevation with built in shelving.

An inner lobby, which has a window to the side elevation, understairs storage cupboard and a return staircase to the first-floor landing, and a solid oak floor. The dining kitchen has a window to the rear elevation with a window seat, and three windows to the front elevation creating a wonderfully light room. There are exposed beams, polished limestone tiled flooring, and a beautiful feature fireplace with a cast iron gas log burner set within a chimney breast with cupboards on either side. The kitchen area has an excellent range of bespoke Harvey Jones solid wood eye and base level units and drawers with granite worktops and upstands, twin Belfast sinks with a granite drainer unit, integrated full height fridge and freezer, a larder cupboard, and a Harvey Jones island with wooden worktop and storage below. The utility room has a window to the rear elevation, an integrated Neff dishwasher, sink and drainer unit with shelving over, Harvey Jones cupboards, a boiler cupboard housing the Vaillant boiler, and a walk-in pantry with window to front elevation and shelving.

A rear entrance lobby has a glazed door to the rear elevation, spotlights, and polished limestone tiled flooring. A cloakroom off has a low flush WC, wash hand basin with cupboards under, spotlights and polished limestone tiled flooring. The dining room has French doors to the side elevation leading outside to the patio entertaining terrace, windows to the rear and side with fantastic views over the garden, exposed beams, and polished limestone tiled flooring.

A return staircase rises to the first-floor spacious galleried landing with loft access and a solid oak floor. An inner landing has a window and window seat to the rear elevation with storage beneath and cupboards either side and gives access to the master bedroom suite with windows to the front and rear elevations overlooking both the front and rear gardens. The dressing area has an excellent range of by Strachan wardrobes, chest of drawers, and a dressing table. An ensuite shower room has a window to the front, a double shower cubicle with rainforest shower head, Roca sanitaryware to include a wash hand basin with a cupboard under, low flush WC, heated chrome towel rail, mirrors, spotlights, and an engineered oak floor.

Off the inner landing is the family bathroom, both of which have an engineered oak floor. The bathroom also boasting Roca sanitaryware, to include a wash hand basin with cupboard under and large mirror over, low flush WC, granite shelf, heated chrome towel rail, panelled bath with shower over, and part tiled walls. Bedroom two has a dual aspect, fitted wardrobes, a solid oak floor and benefits from an ensuite shower room with rainforest shower, low flush WC, wash hand basin, heated chrome towel rail, Velux window to the rear elevation, wall cupboard and a solid oak floor. Bedroom three has a window to the front, as does bedroom four.





Outside

The property is approached via a shared private driveway leading to a detached oak framed double garage with twin electric up and over doors. There is block paved car standing to the front and side. The gardens surround the garage with the brook forming part of the boundary. The front garden is set behind a stone and wrought iron boundary wall and is mainly laid to lawn with stocked flowerbeds. A picket fence and gate lead to a stunning immaculately presented rear garden offering several patio areas, shaped lawns, an outhouse incorporating a store and workshop.

Location

Great Easton is one of the most attractive Welland Valley villages in highly accessible and yet unspoilt rolling countryside. The village contains a public house, active village hall and a 13th century parish church at St. Andrews. The local Rectory Farm shop (Eyebrook Birdseed) sells newspapers and everyday essentials. Post Offices can also be found in nearby Medbourne, Uppingham and Corby.

Excellent schooling is available at Uppingham and Market Harborough and the village offers an outstanding primary school. Private schooling within the area is well catered for by The Leicester Grammar School, Stoneygate School and Leicester High School for Girls all located along the A6 towards Leicester. Uppingham, Oakham, Oundle and Stamford also offer excellent independent education.

The nearby market towns of Uppingham and Market Harborough provide a good array of everyday shopping facilities and amenities, with the latter providing a good rail link to London St Pancras in under an hour. Corby also offers excellent communications into London St. Pancras with a half hourly service every day.

Satnav Information

The property's postcode is LE16 8SJ, and house name Yew Tree Cottage, and house number 19.



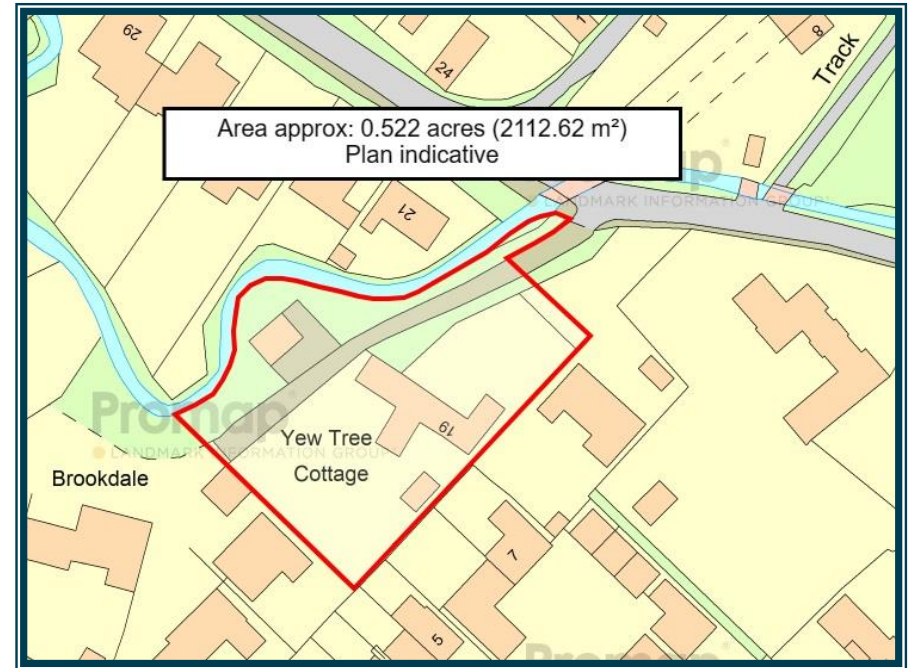
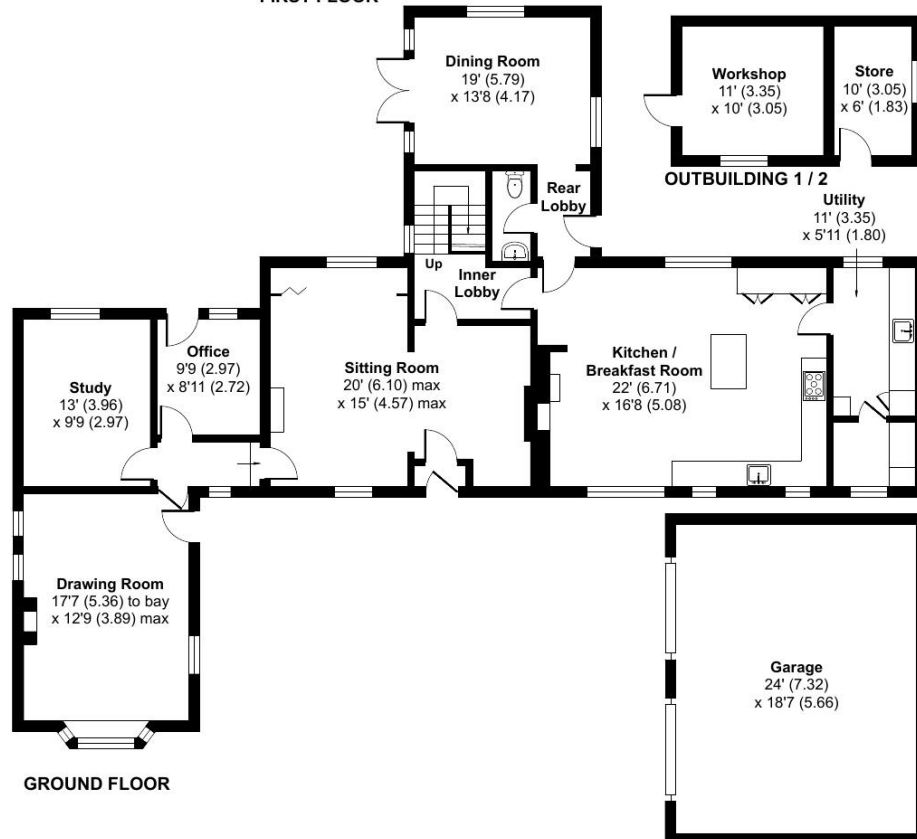
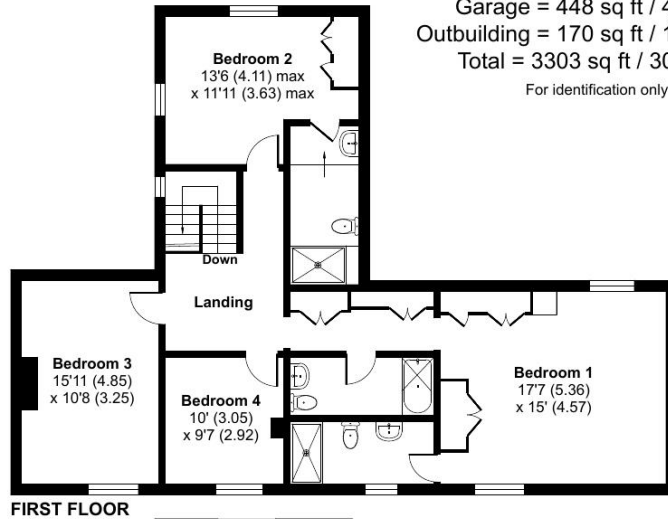




Yew Tree Cottage, Great Easton, Market Harborough, LE16



Approximate Area = 2685 sq ft / 249.4 sq m
 Garage = 448 sq ft / 41.6 sq m
 Outbuilding = 170 sq ft / 15.7 sq m
 Total = 3303 sq ft / 306.7 sq m
 For identification only - Not to scale



Tenure: Freehold
Local Authority: Harborough District Council
Listed Status: Grade II Listed. Listing number: 1061639.
Conservation Area: Yes, Great Easton Conservation Area
Tree Preservation Orders: None
Tax Band: G
Services: The property is offered to the market with all mains services and gas-fired central heating.
Broadband delivered to the property: FTTC
Non-standard construction: Believed to be of standard construction
Covenants: The Title contains covenants.
Right of Way: The 4 properties in Brookdale have a right of access using the private lane which is wholly owned by (and therefore the responsibility of) Yew Tree Cottage. The residents of Brookdale may or may not choose to contribute to future repairs. The lane carries only light traffic and is currently in excellent condition.
Flooding issues in the last 5 years: None
Accessibility: Two storey dwelling. No accessibility modifications
Cladding: None
Planning issues: None which our clients are aware of
Coastal erosion: None
Coal mining in the local area: None



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for James Sellicks Estate Agents. REF: 1109429



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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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