



JAMES
SELICKS

Primrose Cottage

HUNTING LODGE MEWS, HIGH STREET COTTINGHAM, MARKET HARBOROUGH, LEICESTERSHIRE, LE16 8YN

This charming period cottage, converted from a former stable block, sits within an exclusive gated community – Hunting Lodge Mews, close to the heart of the Welland valley village of Cottingham. With a generous sized sitting room, kitchen/diner, two double bedrooms, further single bedroom/study, two ensuites and low maintenance gardens and combining country living with commuter convenience, it makes for an ideal lock and leave bolthole.

Period stable conversion cottage • Converted/refurbished c2015 • Exclusive, gated community • Approximately 1,400 Sq. Ft • Three bedrooms, two doubles, single bedroom/study • Two ensuites • 17ft x 17ft sitting room and pen plan kitchen/diner • Landscaped, low-maintenance garden • Oak-framed car port with two parking spaces • Ideal lock up and leave. No upward chain •

Accommodation

A welcoming, spacious hall greets you as you step in through the front door. Stairs lead up to the first floor and underneath you will find a storage cupboard with guest cloakroom, that features a white suite, beyond.

To the rear of the hall, is the back door which leads to the rear garden. On your right is the sitting room. Spanning over 17ft x 17ft it's a generous sized, yet cosy room with feature fireplace providing the perfect focal point. Natural light fills the room through two port-hole windows at the front and two further windows to the rear. Across the hall from the sitting room, glazed double doors lead through to the kitchen/diner. Fitted with an extensive range of contemporary wall and base units there is plenty of storage space and ample work surface space above. Integrated appliances include; fridge, freezer, dishwasher and space for a range-style oven. A peninsula provides further work surface space as well as the sink and drainer with mixer tap. The Baxi boiler is also housed, discreetly, within the cupboard to the corner.

Upstairs the master bedroom features a contemporary, refitted ensuite shower room with double shower cubicle, WC and wash hand basin set within a vanity unit. The bedroom feels bright and spacious enjoying a dual aspect, a double-glazed stained-glass feature window that enjoys a view of the garden, and exposed beams adding to the character and period charm. The guest bedroom is also a generous size and shares a Jack and Jill ensuite bathroom, featuring a contemporary suite that comprises bath, separate shower cubicle, wash hand basin and WC with the third, (single) bedroom, that could also serve as a study.

Outside

As you drive in through the gates you will find Primrose Cottage's oak framed car port (with two spaces) to your right. Access to the cottage is in the corner from here, where you will find a paved, low-maintenance frontage. The rear, courtyard garden has been landscaped to provide shrubbery borders that flank a paved patio terrace and path, enclosed by wrought iron-railings. There is gated access at the rear which leads back into the communal parking area, and across from here you will find the communal garden and dining terrace. Being such a low-maintenance garden, it is ideal for commuting professionals or indeed downsizers/ex-pats seeking the ideal lock up and leave bolthole.





Location

Cottingham is a popular Welland Valley village on the border of Leicestershire and Northamptonshire, providing a strong local community with excellent amenities including a public house with restaurant, a village store & coffee house, a well-supported parish church dating back to the 1300s and a village hall shared with the neighbouring village of Middleton. A pre-school can be found in Middleton and a primary school in Cottingham itself. The village is equidistant to the lovely market towns of Uppingham to the north and Market Harborough to the west, both providing a range of boutique shops, cafes, bars and restaurants, with various farmers markets.

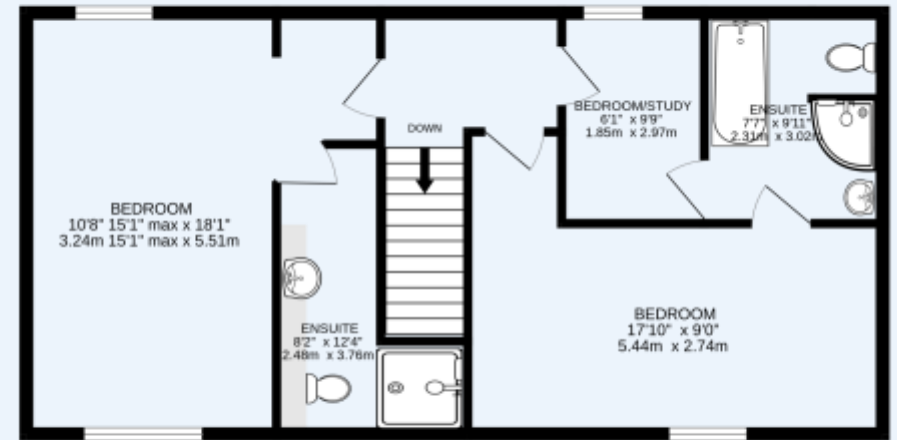
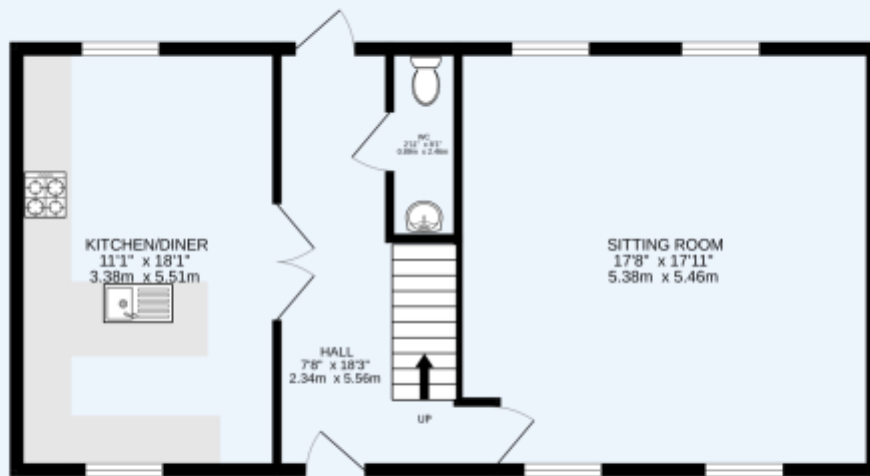
Recreational facilities in the area are excellent and as well as all country pursuits that can be enjoyed in the surrounding countryside, with a cycling club in Middleton village, Rutland Water close by for water and East Carlton Country Park is excellent for dog walking and country walks. Mainline rail to London St Pancras (approx. 1 hr) is available from Market Harborough and Corby.

Satnav Information

The property's postcode is LE16 8YN , and house number 16.







TOTAL FLOOR AREA : 1403 sq.ft. (130.3 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 with an Estate Management Company

Estate Management: There is an Estate Management Company which deals with the external communal areas (private driveway & services, landscaped areas, residents & visitor parking spaces. The current annual charge (as at Jan 2025) is £1,082 (£90 per calendar month))

Local Authority: North Northamptonshire

Listed Status: Not Listed

Conservation Area: Yes. Cottingham and Middleton

Tax Band: C

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

Wayleaves, Rights of Way, Easements & Covenants: Yes. Title available on request.

Flooding issues in the last 5 years: None

Accessibility: Two storey dwelling with no modifications

Cladding: None

Planning issues: None which our client is aware of

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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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Oak framed car port with two spaces



Communal gardens



Front elevation