



JAMES  
SELICKS

## Castle Cottage

SCHOOL LANE, BRAYBROOKE, MARKET HARBOROUGH LE16 8LS







If you're looking for a project to enhance through refurbishment or extension (with planning approval granted on February 13, 2025) or wish to create your dream home, this one-of-a-kind detached period cottage in the highly sought-after village of Braybrooke - just a short walk from the picturesque banks of the River Jordan - could be the perfect opportunity.

Detached period cottage • Refurbishment opportunity • Planning permission to extend granted 13th Feb 2025 • Ground floor bedroom and wet room • Two double bedrooms and family bathroom upstairs • Approx 0.14-acre plot with southerly aspect • Off-road parking • Wealth of period features and character • Sought after village with good commuter links • No chain •

#### Accommodation

Step through the stable-style door and you will immediately gain a sense of the period charm and character that this home has to offer, as well as the scope to create your dream home.

Timber beams and oak panelling immediately catch your eye. Stairs rising to the first floor are discreetly tucked to the side, while to your right you will find a lobby which leads through to the ground floor wet room, and the ground floor bedroom, (which could serve as a snug or study). The dining room is to the left of the hall and features oak panelling, an open fireplace and an open flow into both the sitting room and garden room. You will also find a generous-sized cupboard under the stairs that also provides "Jack and Jill" access into the ground floor/third bedroom, (or study).

The sitting room features a solid fuel burning stove, set within a deep, painted brick chimney breast. The current electric wet-led boiler can be found within the recess to the side. Natural light fills the room through windows to the front and side, the latter a striking feature with an attractive view of the garden. A feature archway and internal window aperture provide further light that spills through the garden room beyond.

The garden room is a particularly striking feature of this home with its double height aspect, and its views of the garden and countryside beyond. The kitchen features a range of fitted units providing storage with work surfaces above, plumbing and space for a washing machine and dishwasher, space for a fridge/freezer and oven, with access to the garden at the side.

Upstairs the sense of space continues, with the landing providing a minstrels gallery view of the garden room below. Up here you will find two double bedrooms, the larger of the two featuring a large dormer bay to the rear which has been configured to provide handy storage for shoes or trinkets. The family bathroom features a suite comprising bath, WC and wash hand basin, complemented by Elm floorboards.

#### Outside

Attractive, landscaped gardens wrap this delightful cottage. With the front featuring lawns and bedding borders that flank the path to the canopied front door. A block paved drive to the side provides off-road parking for two vehicles and leads through a secure gate into the simply stunning rear garden. Here you will find well stocked and well-tended flower beds, with, at the time of writing, an abundance of snowdrops. A shaped lawn with open countryside views, leads to the small radial dining terrace and on to a striking pond/water feature. Beyond here is a timber framed outbuilding, formerly used as a stable, with pergola to the side and garden compost area further beyond.







#### Planning Permission

Planning approval was granted by North Northamptonshire Council, Thursday 13th February 2025 for a single storey side extension, store with porch and erection of garden room to rear. Ref: NK/2024/0602 [www.northnorthants.gov.uk](http://www.northnorthants.gov.uk).

**Tenure:** Freehold

**Local Authority:** North Northamptonshire Borough Council

**Listed Status:** Not Listed

**Conservation Area:** Yes, Braybrooke Conservation Area

**Tax Band:** E

**Services:** The property is offered to the market with all mains services and electric and solid fuel heating.

**Broadband delivered to the property:** Assumed FTTC – Not verified

**Non-standard construction:** Believed to be of standard construction

**Wayleaves, Rights of Way, Easements & Covenants:** Unknown

**Flooding issues in the last 5 years:** None

**Accessibility:** Two storey dwelling. No accessible modifications

**Cladding:** N/A

**Planning issues:** Property has a current planning approval. Ref: NK/2024/0602 ([www.northnorthants.gov.uk](http://www.northnorthants.gov.uk))

#### Satnav Information

The property's postcode is LE16 8LS, and house number 24.

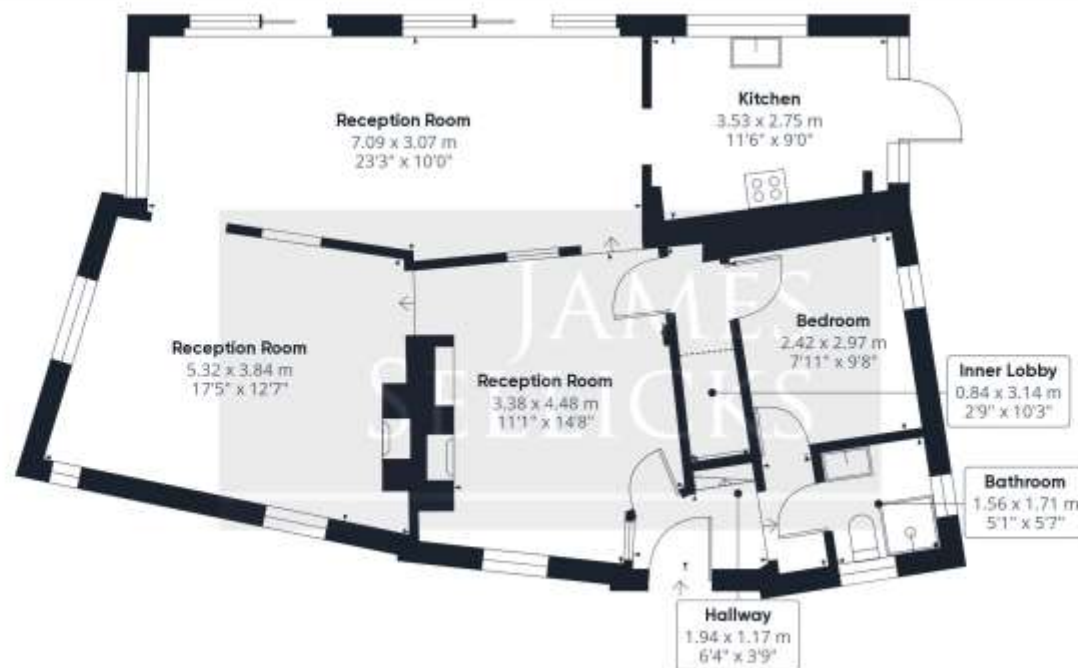




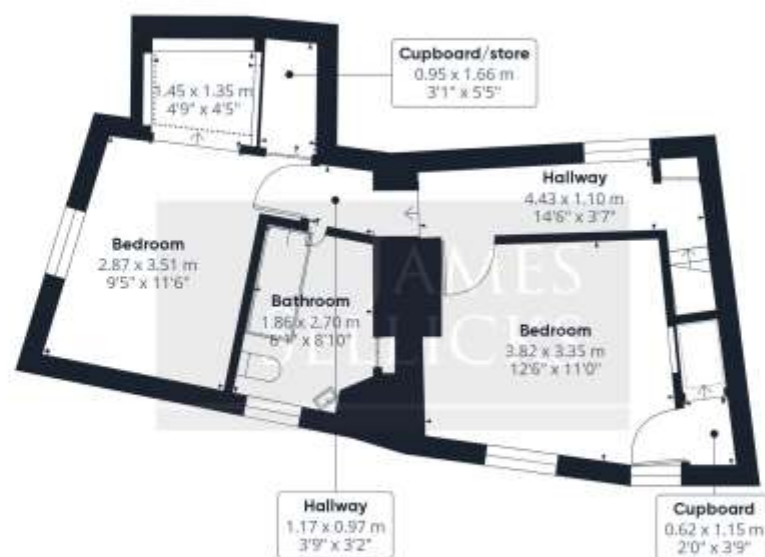








Floor 1



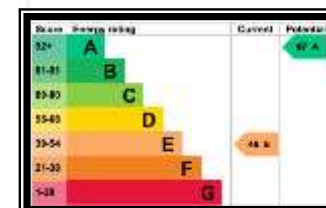
Floor 2

**Approximate total area<sup>††</sup>**

114.93 m<sup>2</sup>  
1237.08 ft<sup>2</sup>

**Reduced headroom**

4.14 m<sup>2</sup>  
44.62 ft<sup>2</sup>



(1) Excluding balconies and terraces

**Reduced headroom**

Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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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