



JAMES
SELICKS

Tye Cottage

THORPE LANGTON, MARKET HARBOROUGH

Past meets present in this simply stunning, extended and refurbished detached period cottage. With over 1,400 Sq. Ft of flexible accommodation to include a superb open plan living kitchen, a landscaped garden and panoramic views out towards Langton Caudle and beyond, to the rear. This idyllic home, could be the perfect abode for both growing families and downsizers, looking to enjoy life in the Langtons.

Extended, refurbished period cottage | Over 1,400 Sq. Ft of accommodation | Three double bedrooms | Open plan kitchen, family/dining area | Snug with open fire | Dining room | Family bathroom | Dressing room/study area to master bedroom | Panoramic countryside views | Landscaped garden and off-road parking

Accommodation

Stepping through the canopied porch and stable-style door into this charming cottage, you will be immediately struck by the seamless blend of contemporary features and period character. The open plan kitchen and family/dining room has natural light in abundance by virtue of a window to the side, a thoughtfully placed skylight and bifold doors to the rear that provide attractive views of the garden, Langton Caudle and countryside beyond. To the left corner is the guest cloakroom, with fitted storage unit (and plumbing/space for washing machine), and contemporary, white suite. The kitchen area is equipped with an extensive range of fitted units offering ample storage, with plenty of work surface space to the counter tops. Further storage and work surface space are provided by the central island. There is space for a range-style oven, with integrated appliances including a fridge/freezer, washing machine, (or dishwasher). This superb space is completed by a beautiful limestone floor.

A brace and latch door leads through to the snug which, with its open fireplace set within an exposed brick hearth, offers you the perfect retreat to relax and unwind during autumn and winter's evenings. A defined, cosy corner, yet with open flow through to the dining room at the front of this cottage, which itself has an abundance of charm and period features such as exposed beams and feature range-oven set within the chimney breast. The original "front door" at the side, remains purely as an aesthetic feature, is tucked to the corner of this room while the leaded double-glazed window at the front frames a view of the old, red telephone box, (that now serves as the community defibrillator).

Oak stairs lead up to the landing and past windows at the side that offer splendid rural views. On the landing are exposed wooden floorboards and enough space for a bookcase. There are three double bedrooms, the master bedroom is tucked to the rear of the cottage, and is accessed through an anteroom, that is currently used as a home office/study but could serve as a dressing room. The bedroom area features wooden floorboards, a tongue and groove vaulted ceiling, a brace and latch door and stunning views over the Langton Caudle. There are two further double bedrooms, both with feature fireplaces, the front bedroom also having a deep, built-in wardrobe. The family bathroom features a three-piece white suite comprising bath with shower over, WC and wash hand basin and retains many character features.

Outside

With this cottage lying perpendicular to the road, there is handy off-road parking on the gravelled drive to the side. Timber gates provide privacy and security and lead through to an attractive courtyard area that could provide further parking. The rear garden has been landscaped and features a paved patio terrace, lawn with mature, shaped bedding borders and further seating/dining terrace beyond.





Location

Thorpe Langton is one of the most sought after village locations within Leicestershire, its popularity derived not only from the quality of housing stock but also the attractive south-east Leicestershire countryside, access to Market Harborough and its mainline railway station with links to London St Pancras in just under an hour, popular local schooling in both the state and private sectors in particularly Church Langton primary school and a strong sense of community throughout the Langton villages. The village also boasts one of the area's most highly regarded public houses/restaurants. The nearby market town of Market Harborough provides an extensive range of niche shopping and leisure opportunities.

Tenure: Freehold

Local Authority: Harborough District Council

Tax Band: E

Listed Status: Not Listed.

Built: Circa 1850

Conservation Area: No

Services: The property is offered to the market with all mains services and gas-fired central heating

Loft: Insulated

Broadband delivered to the property: FTTP

Non-standard construction: Believed to be of standard constructed

Wayleaves, Rights of Way, Easements & Covenants: Yes

Flooding issues in the last 5 years: No

Accessibility: Two storey dwelling

Satnav Information: The property's postcode is LE16 7TS, and house name Tye Cottage.







Floor 1



Floor 2

Approximate total area⁽¹⁾

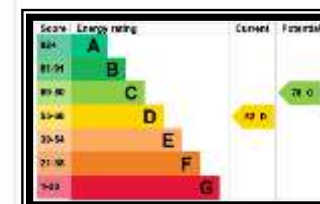
131.57 m²

1416.21 ft²

Reduced headroom

1.37 m²

14.72 ft²



(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 are based on RICS IPMS 3C standard.

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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.



View to the rear

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