

Pear Tree Cottage

CLIPSTON, MARKET HARBOROUGH

JAMES
SELICKS



This delightful period cottage features three bedrooms, a beautifully landscaped, low-maintenance south-facing courtyard garden, off-road parking, and a stunning sitting room complete with bespoke cabinetry and a stylish media wall. Perfect as a lock-up-and-leave, it offers an ideal opportunity for both busy young professionals and downsizers.

Charming period cottage • Three bedrooms • Open plan dining kitchen • Sitting room with bespoke cabinetry creating a media wall • Guest cloakroom • Refitted family bathroom • Ensuite shower room to master bedroom • Low maintenance courtyard garden • Off road parking • Ideal lock up and leave

Accommodation

As you step into the welcoming entrance hall, you'll find a practical storage cupboard to your left, which is home to the heating system and cylinder, and has ample space for coats and shoes. A staircase rises to the left, while straight ahead, a beautifully preserved, period exposed wood door invites you into the open-plan dining kitchen.

Recently refitted, the kitchen boasts an extensive range of stylish wall and base units, complemented by additional cabinetry in the dining area, providing abundant storage and generous worktop space. Integrated appliances include an oven, hob, fridge/freezer, and dishwasher, while a classic ceramic Belfast sink is perfectly positioned to overlook the charming side courtyard and picturesque village beyond. A feature fireplace adds a warm and characterful touch, making this space the true heart of the home. This could potentially be used as an open fire, but the chimney would need sweeping and testing, and a hearth possibly installed.

An inner hallway, accessed via a few steps, leads to the guest cloakroom, which has been tastefully refitted with a contemporary heritage style suite. Beyond, is the sitting room which was originally part of the converted stables. It offers a striking sense of space, enhanced by its high ceiling. Bespoke cabinetry frames the entrance, incorporating shelving, cupboards, and a media wall to create a perfect blend of function and design. Natural light floods the room through large windows and double doors that open out to the south-facing garden, beautifully connecting the interior with the outdoor space.

Upstairs, the layout is split across two levels. The principal bedroom, located on the lower landing, features a vaulted ceiling with exposed beams, fitted wardrobes, a built-in cupboard, and a cleverly designed ensuite shower room. The adjacent family bathroom has been elegantly refitted with a contemporary suite, including a freestanding bath with shower attachment, WC, and a vanity unit with wash hand basin. A short flight of stairs leads to the upper landing, which serves two additional bedrooms.

Outside

Tucked away within an exclusive development of converted stables, Pear Tree Cottage enjoys a tranquil setting and offers two allocated parking spaces, with the option of a third beyond charming timber gates (there is a monthly contribution of £10 into a shared driveway fund for upkeep and maintenance). Beyond these gates lies a beautifully landscaped, low maintenance walled courtyard garden, a wonderfully private and secure space, perfect for al fresco dining or relaxing in the sun, thanks to its bright, southerly aspect.

A former brick outhouse, once a coal shed, has been thoughtfully transformed by the current owners into a dedicated home office or study, creating an ideal, self-contained and quiet workspace. Adjacent to this is discreet gated access leading to an additional walled courtyard, providing a practical area for bin storage and outdoor equipment.





Location

Clipston is a thriving village close to the Leicestershire/Northamptonshire borders, which is well known for quality of countryside and historic links. The village offers a popular public house, well-regarded primary school and has easy access to Market Harborough which has a wide range of day-to-day amenities and the mainline railways station with links to St. Pancras, London in under an hour.

Tenure: Freehold

Local Authority: West Northamptonshire Council **Tax Band:** B

Listed Status: Not Listed **Built:** 1852

Conservation Area: Clipston Conservation Area

Tree in a Conservation Area: Any trees at the property would be subject to a TCA (Tree in a Conservation Area)

Services: The property is offered to the market with mains water, electric heating and private drainage shared with other properties

Meters: Electric smart meter and a HIVE thermostat

Broadband delivered to the property: FTTC (60 mbps)

Non-standard construction: Believed to be of standard construction

Loft: Boarded, insulated, and lit

Wayleaves, Rights of Way & Covenants: A Conveyance of the land in this title and other land dated 11 February 1981 contains restrictive covenants.

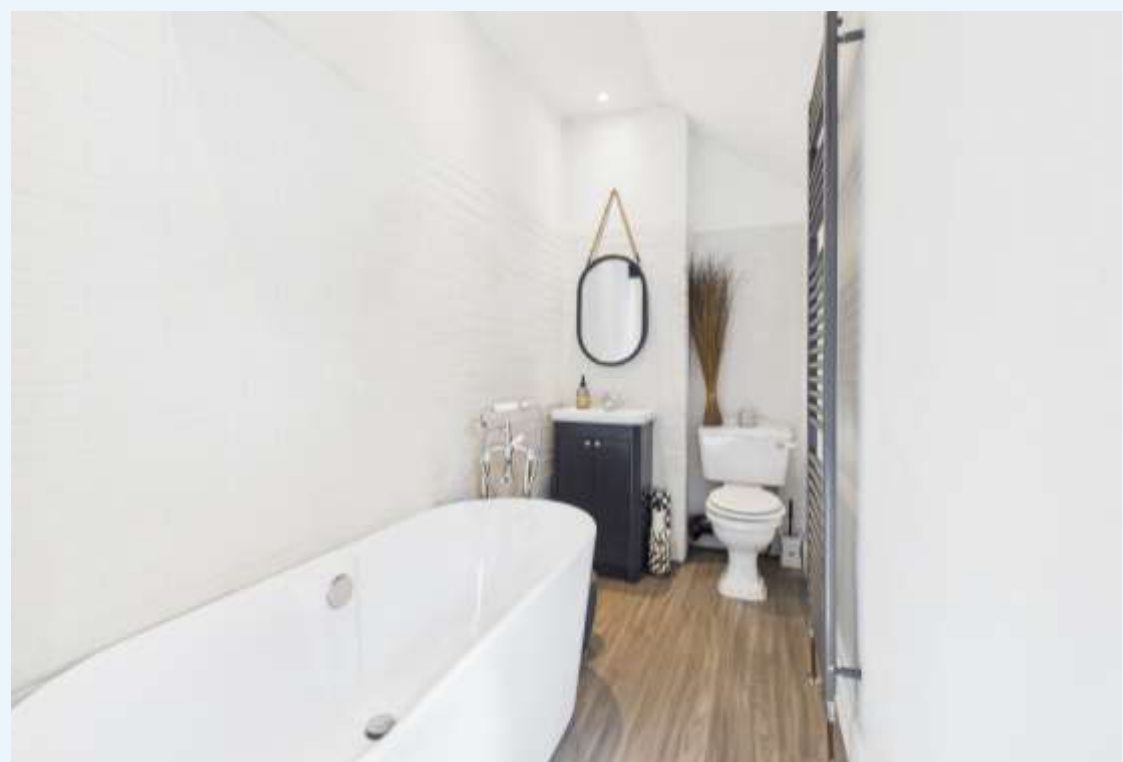
Flooding issues in the last 5 years: None

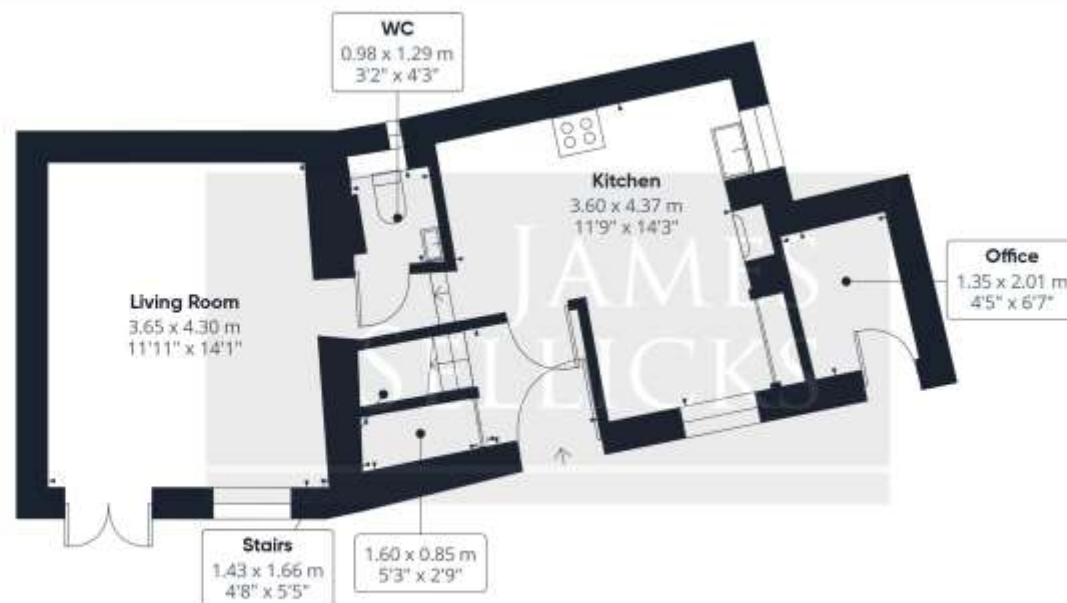
Accessibility: Two storey dwelling. No accessible modifications

Planning issues: None which our clients are aware of

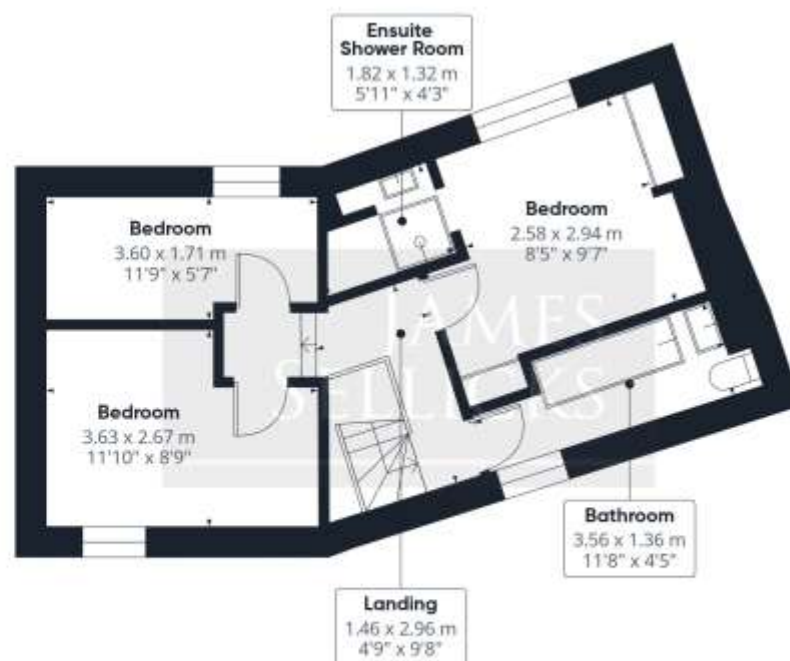
Satnav Information: The property's postcode is LE16 9RZ and house name Pear Tree Cottage







Floor 1

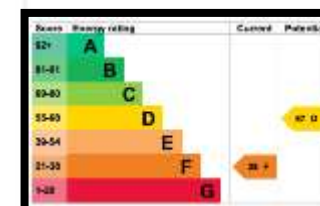


Floor 2

Approximate total area⁽¹⁾

76.1 m²

821 ft²



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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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