



JAMES
SELICKS
LISTED BUILDINGS

Ivy Cottage

BURTON OVERY, LEICESTERSHIRE

JAMES
SELICKS



A beautifully appointed Grade II Listed Georgian home, blending timeless character with modern contemporary comfort, this stunning residence showcases original architectural features alongside stylish updates throughout. From the generously proportioned and versatile living spaces to high quality fixtures and fittings, every detail has been thoughtfully considered. Boasting far-reaching countryside views beyond the expansive gardens to the rear and located within a quiet cul-de-sac with views over the historic St. Andrews Church to the front, Ivy Cottage truly has it all.

Extended & significantly upgraded Grade II Listed Georgian village home • Stunning entrance hall • Two elegant & classically proportioned reception rooms • Kitchen, utility/boot room & ground floor shower room • Versatile cellar rooms currently used as a home office, TV den, & workshop • Four well-appointed bedrooms, including a principal suite with vanity area & a dedicated dressing room (or fourth bedroom) with bespoke storage • Stunning family bathroom with vaulted ceiling & freestanding bath • Triple garage with solid wood doors, cast-iron log burner, large windows, & direct garden access • Super prime conservation village location • Total plot of just under 0.5 acres • Planning consent for a superb open plan living kitchen to the rear of the property

Accommodation

Step through the original front door into an inviting entrance hall, where a window above lets in natural light, complementing the ornate ceiling coving and classic wall panelling. A cast-iron radiator and tastefully tiled flooring add both character and functionality to this welcoming space.

The elegant sitting room features a sash window overlooking the front elevation with charming views of St. Andrews Church. French doors with traditional shutters open to the rear, leading down steps to the garden. The room is richly appointed with intricate ceiling coving, a central ceiling rose, and a picture rail. Panelled walls frame a striking feature: a marble fireplace with a cast-iron surround, cast-iron log burner, and slate hearth. Warm oak herringbone flooring completes this inviting living area. The dining room, also facing the front elevation, showcases a sash window, ceiling coving, and panelled walls. Another beautiful marble fireplace with a cast-iron surround and log burner stands as the focal point. A slate hearth, cast-iron radiator, and matching oak flooring bring cohesion to the space.

The kitchen boasts an excellent range of classic shaker-style units and drawers in a striking blue, topped with elegant quartz worktops. An undermounted sink with draining board and chef's tap provides practicality, alongside an integrated Bosch dishwasher. Additionally, is space for a fridge freezer and cooker. A mirrored splashback, mood lighting and tiled flooring elevate the style and utility of this modern yet timeless kitchen. A wet room with a side window features a double shower cubicle, pedestal wash basin, low-flush WC, full tiling throughout, and a column radiator. Adjacent is a useful lobby/store area with another feature column radiator. The adjoining utility/ boot room benefits from a side window and door, a Butler sink, and extensive floor-to-ceiling storage cupboards with shelving, drawers, and convenient seating with bespoke under-bench Wellington boot storage. Beyond here is a spacious workshop.

An exquisite original staircase ascends to a half landing, where a picture window provides sweeping views of the garden and rolling countryside. The landing leads to a light-filled lobby with further windows. The family bathroom is a standout feature, boasting a vaulted ceiling, exposed beams and an original feature fireplace. Two windows brighten the room, which includes a freestanding ball and claw bath, a double shower cubicle with both rainforest and personal shower heads, a Burlington high-flush WC, and twin undermounted sinks set into a vanity with drawers and cupboards beneath. Above are elegant mirrors and feature lighting.

Stairs rise again to the galleried landing, which features panelled walls and loft access. The principal bedroom enjoys a front-facing window, decorative panelling, ceiling coving, and a picture rail, as well as access to a private vanity room. Bedroom four is currently used as a dressing room, also faces the front and includes floor-to-ceiling built-in cupboards with hanging space, shoe storage, and a chest of drawers.





Bedroom two offers garden views, ceiling coving, a picture rail, and full-height shelving with a library ladder, in addition to built-in wardrobes. Bedroom three benefits from a side-facing window, decorative coving, a picture rail, and further built-in wardrobes.

A cellar connects to the garage and serves as a versatile space currently arranged as a home office, TV den, and workroom.

Planning Permission

24/00573/FUL - Demolition of existing outbuildings and replacement with part single, part two storey rear extension with internal alterations, erection of greenhouse, and coordination with landscaping. A planning pack is available on request or can be downloaded using the QR code on the back of this brochure.

Outside

The property sits behind a low-level brick wall with wrought iron railings. Through a matching wrought iron gate, a central path leads to the front door and is flanked by lavender either side with twin manicured lawns with box parterre hedging.

The rear garden is an expansive space featuring a perfectly manicured lawn bordered by a rich variety of mature trees, ornamental shrubs, and vibrant flower beds, creating year-round colour and interest. Thoughtfully laid out, the garden offers both entertaining and relaxing spaces. A generous tiled patio area seamlessly connects to the main living space, providing the perfect setting for entertaining. An additional lower terrace includes a covered hot tub, offering a quiet retreat to enjoy views over the garden. The garden is a standout feature of the home, enhanced by the picturesque setting.

The garage is split into two, with one half used as storage and the other as a gym and features two sets of solid wood double doors to the front and an additional set opening to the side, as well as a door leading out to the garden. Inside the garage, a cast-iron log burner adds charm and utility, accompanied by two large Velux windows to the side elevation.









Ivy Cottage, Burton Overy, Leicestershire, LE8

Approximate Area = 2779 sq ft / 258.1 sq m

Garage = 632 sq ft / 58.7 sq m

Total = 3411 sq ft / 316.8 sq m

For identification only - Not to scale



Tenure: Freehold

Local Authority: Harborough District Council

Listed Status: Grade II Listed/ Listing number 1180104

Conservation Area: Yes, Burton Overy Conservation Area

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 standard construction

Wayleaves, Rights of Way & Covenants: Yes

Flooding issues in the last 5 years: None

Accessibility: Dwelling arranged over 3 floors. No modifications

Planning issues: None which our clients are aware of

Satnav Information

The property's postcode is LE8 9EW , and house name Ivy Cottage.

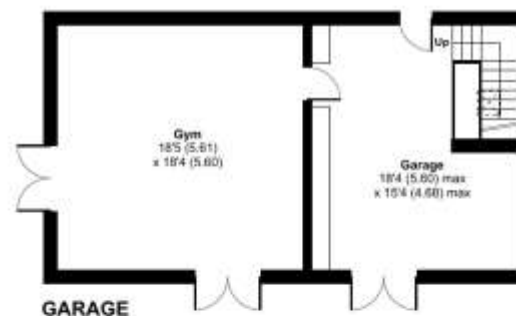
Location

This picturesque south Leicestershire conservation village is without doubt one of the most sought-after locations within the County with the pretty street scenes, high quality housing and a strong community spirit all significant factors.

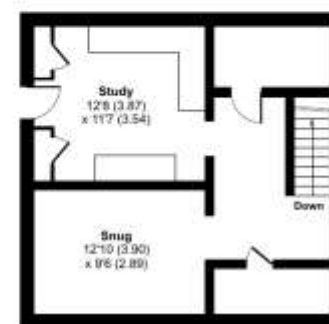
Very convenient for Leicester, Market Harborough and Great Glen, Burton Overy retains its rural charm and remains a working farming community with very little through traffic. The village itself has a popular dairy for milk, bread and cakes, and an active church congregation, a well-liked public house and a village hall. The nearby village of Great Glen provides local amenities catering for all day-to-day needs.

The neighbouring village of Great Glen is home to some of the finest schooling within the county and contributes towards the driving factor for many families considering a move into the area. A widely renowned group of schools form the Leicester Grammar School Trust and consists of the Leicester Grammar Junior School, Leicester Grammar School and Leicester Grammar School Stoneygate. Combined they offer education from ages 3 to 18 and are extremely popular.

Shopping and supermarket facilities are available in the city of Leicester some seven miles to the north, Oadby, Fosse Park and the thriving town of Market Harborough. For the commuter, Market Harborough has mainline rail services to London St Pancras in under an hour with its new Eurostar link, and the M1 is accessible at junction 21.



GARAGE



LOWER GROUND FLOOR



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richscor 2025. Produced for James Sellicks Estate Agents. REF: 1299496

Market Harborough Office
13 Church Street
Market Harborough
LE16 7AA
01858 410008
mh@james-sellicks.com

Leicester Office
01162 854 555

Oakham Office
01572 724437

james-sellicks.com



Important Notice
James Sellicks, for themselves and for the Vendors whose agent they are, hereby declare that:

1) These particulars are intended to give a fair and substantial account of the property for the guidance of intending purchasers and do not constitute part of, an offer or contract, and any intending purchaser(s) and Vendors ought to seek their own professional advice.

2) Any necessary permissions for use and occupation and their details are given in good faith and believed to be correct. Any intending purchaser(s) should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

3) No person in the employment of James Sellicks has any authority to make or give any representation or warrant, whether in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Vendors.

4) No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let or withdrawn.

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.

