

JAMES SELICKS

1 WINDMILL COTTAGE

HALLATON ROAD, TUGBY
LEICESTERSHIRE



Windmill Cottage is a beautifully presented and deceptively spacious family home, offering a perfect blend of period charm and modern living. Set in a desirable location, the property has been thoughtfully extended and tastefully finished throughout, providing versatile accommodation across three floors.

Entrance hall • sitting room • open-plan kitchen dining room • downstairs WC • four bedrooms • bathroom • loft room • partially sheltered patio garden • gravelled driveway • EPC – E

Accommodation

The entrance hallway is accessed via a glazed front door and features a wide staircase with an understairs storage cupboard. There's also a generous fitted area currently serving as a shoe rack and book storage (easily be repurposed as a small home office if desired). The sitting room offers a welcoming, cosy atmosphere. A UPVC sash window overlooks the front, while a painted wooden beam and brick fireplace with a slate hearth and log burner creates a charming focal point. Spotlights and wood panelling complete the inviting feel.

The kitchen features tiled flooring and a bright, airy layout with double-aspect windows, a sash to the front and two UPVC double-glazed windows to the side. This versatile space is currently used as an open-plan kitchen, dining and living area. Exposed wooden beams highlight where the property has been extended, and the kitchen itself is fitted with white units and black worktops, with an AEG double oven, a Neff induction hob with extractor, a stainless-steel sink with drainer, space for a fridge and plumbing for a washing machine. A small lobby off the kitchen, which houses the boiler cupboard, leads to a ground floor WC that features a chrome heated towel rail, WC and wash hand basin. A further door opens out to the rear garden.

Upstairs, to the right is a double bedroom with lovely exposed wooden floorboards, a sash window to the front and spotlights. Further along the hallway is another generous double bedroom with dual-aspect windows and fitted sliding wardrobes. A third double bedroom overlooks the side of the property. The family bathroom is well-presented with a tile-effect floor and houses the airing cupboard. It includes a bath with an electric shower over, full wall tiling, a vanity sink with storage beneath, WC, chrome heated towel rail, and an obscure glazed window to the side.

From the landing, stairs rise to a loft room (possible bedroom four, subject to formal building regulations) which offers excellent versatility. It features two beautifully painted white beams, UPVC windows to the side and a dormer to the front, providing stunning field views. This room has previously been used as a reception space and would make a wonderful home office, studio, or occasional guest room.





Outside

To the front of the property, there's a charming hedgerow with steps leading up to the front door beneath an open canopy porch. The frontage is finished with attractive stone detailing, and there is private parking for one vehicle, enclosed by a stone wall to the side. A side gate provides access to the rear garden — a beautifully designed outdoor space. Fully enclosed with a mix of fencing and brickwork, it features a lovely pergola seating area and a patio, creating the perfect spot for evening relaxation, barbecues, or entertaining guests.

Location

Tugby is a charming and sought-after village nestled within the rolling Leicestershire countryside, perfectly positioned between Uppingham and Billesdon. The village offers a wonderful sense of community, with a well-regarded primary school, a traditional country pub, and easy access to beautiful rural walks.

Tenure: Freehold.

Local Authority: Harborough District Council

Tax Band: D

Listed Status: none **Conservation Area:** None.

Services: Offered to the market with all mains services and oil-fired central heating.

Broadband delivered to the property: Unknown.

Accessibility: Two small steps to front door

Wayleaves, Rights of Way & Covenants: None our Clients are aware of.

Flooding issues in the last 5 years: None our Clients are aware of.







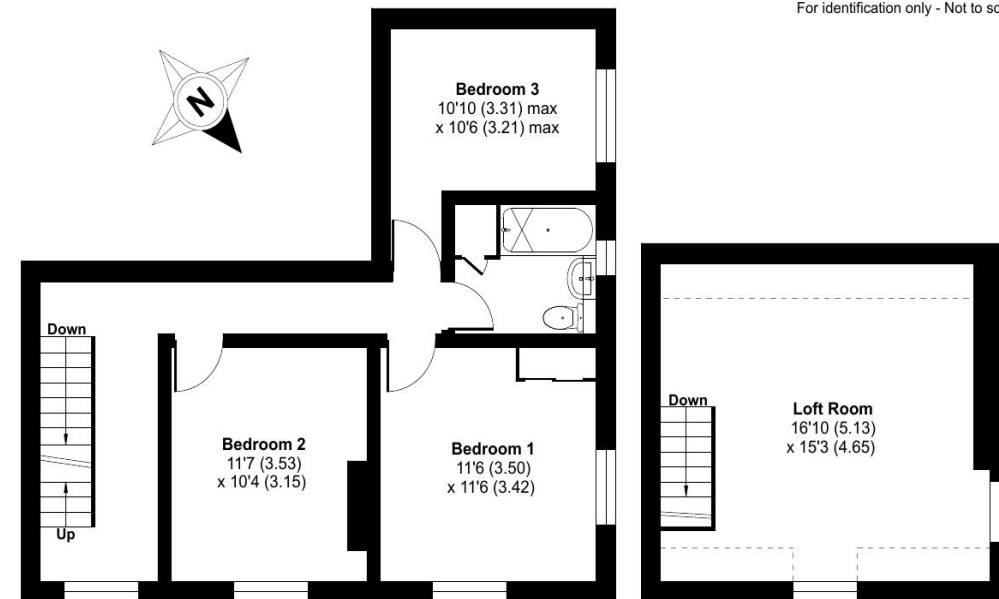
Windmill Cottage, Hallaton Road, Tugby, Leicester, LE7

Approximate Area = 1279 sq ft / 118.8 sq m

Limited Use Area(s) = 50 sq ft / 4.6 sq m

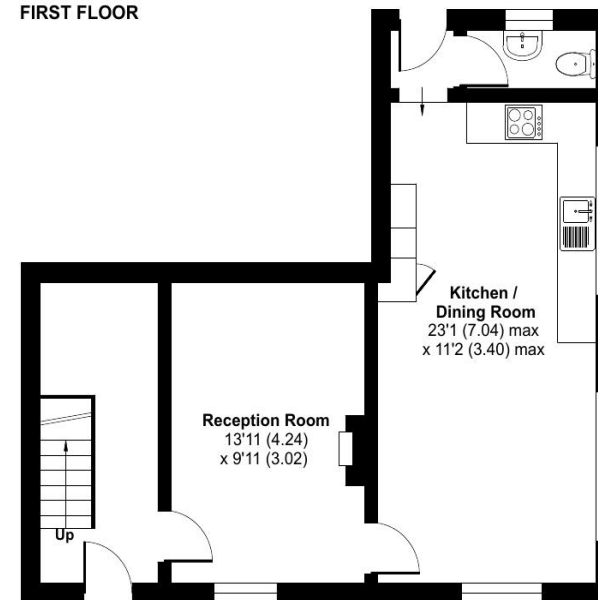
Total = 1329 sq ft / 123.4 sq m

For identification only - Not to scale



FIRST FLOOR

SECOND FLOOR



GROUND FLOOR

Denotes restricted head height

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for James Sellicks Estate Agents. REF: 1359182

Market Harborough Office
13 Church Street
Market Harborough
LE16 7AA
01858 410008
mh@jamesselicks.com

Leicester Office
01162 854 554

Oakham Office
01572 724437

jamesselicks.com



Important Notice

James Sellicks for themselves and for the Vendors whose agent they are, give notice that:

- 1) The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of, an offer or contract. Prospective purchaser(s) and lessees ought to seek their own professional advice.
- 2) All descriptions, dimensions, areas, reference to condition and if 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.

