



THE OLD HOUSE

HONEYPOT LANE
HUSBANDS BOSWORTH

JAMES
SELICKS

As its name suggests, The Old House is one of the oldest and most characterful properties in the village. Grade II Listed, lovingly renovated and cherished by the current owners for over 35 years, it combines rich period detail with generous and versatile accommodation.

Set just off the Village Green in this thriving south Leicestershire village, the property enjoys beautifully landscaped gardens designed by the Vendor and managed with the help of a professional horticulturist, together with a range of outbuildings and an attached cottage – ideal for extended family, guests, or potential rental income.

One of the village's oldest and most historic homes • Beautifully renovated & cared for over 35 years • Prime setting just off the Village Green • Rich in character with beams, fireplaces and stained glass • Spacious, flexible living with elegant reception rooms • Stylish breakfast kitchen with central island unit • Four generous bedrooms, including a charming master • Attached self-contained cottage • Professionally landscaped gardens with lawn & patio • Gated driveway, double garage, stable & outbuildings • newly installed boiler • EPC - E

Accommodation

The main house reveals an abundance of original features, from exposed beams and stained glass windows to elegant fireplaces and tiled floors. A welcoming entrance hall opens to a charming sitting room with a feature fireplace, while a delightful garden room with French doors provides a lovely connection to the outdoors. There is also a separate study overlooking the garden, a formal dining room with an Inglenook fireplace and a stylish breakfast kitchen fitted with an excellent range of bespoke units, a central island, and a Rangemaster cooker. A rear lobby, utility room, and cloakroom complete the ground floor.

To the first floor, a landing leads to four well-proportioned bedrooms. The principal bedroom enjoys dual-aspect windows, fitted wardrobes, and a feature fireplace. There are two further double bedrooms, one with a Jack and Jill shower room, and a generous single fourth bedroom. A family bathroom with a four-piece suites sits between the bedrooms.

Outside

The property is approached via twin gates from the rear of the Village Green, leading to a large block-paved driveway and a detached garage with an electric roller door, power, and lighting. Behind the garage lies a store, greenhouse, log store, and compost area. The beautifully maintained gardens feature sweeping lawns, mature herbaceous borders, a pond with a water feature, and a series of block-paved paths and patios ideal for outdoor entertaining.

Completing the picture is a stable and additional store room with a purpose built wine cellar, power and lighting – perfect for hobbies, storage, or further development potential (subject to the necessary planning consents).







Location

Husbands Bosworth is a thriving, attractive village with many interesting period properties. The village offers a general store, primary school, post office, parish Church and public house. The area is popular with buyers wanting convenient access to Market Harborough, Leicester and Lutterworth, and it provides excellent communications via rail from Market Harborough and Rugby, both with links to London. Junction 20 of the M1 at Lutterworth is within a ten-minute car journey. Leicester City Centre is some 12 miles distant offering a wider range of amenities normally associated with a large City Centre. Both Market Harborough and Leicester off mainline rail connections to London St Pancras in approximately an hour.

Tenure: Freehold.

Listed Status: Grade II, Listed : No, 1061521. **Conservation Area:** Husbands Bosworth

Local Authority: Harborough District Council, **Tax Band:** G

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

Broadband delivered to the property: ADSL, 43mbps.

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

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

Accessibility: Two-Storey property, no specific accessibility modifications made.

Planning issues: None our Clients are aware of.

SatNav Information: The property's postcode is LE17 6LY, The Old House.







Honeypot Lane, Husbands Bosworth, Lutterworth, LE17



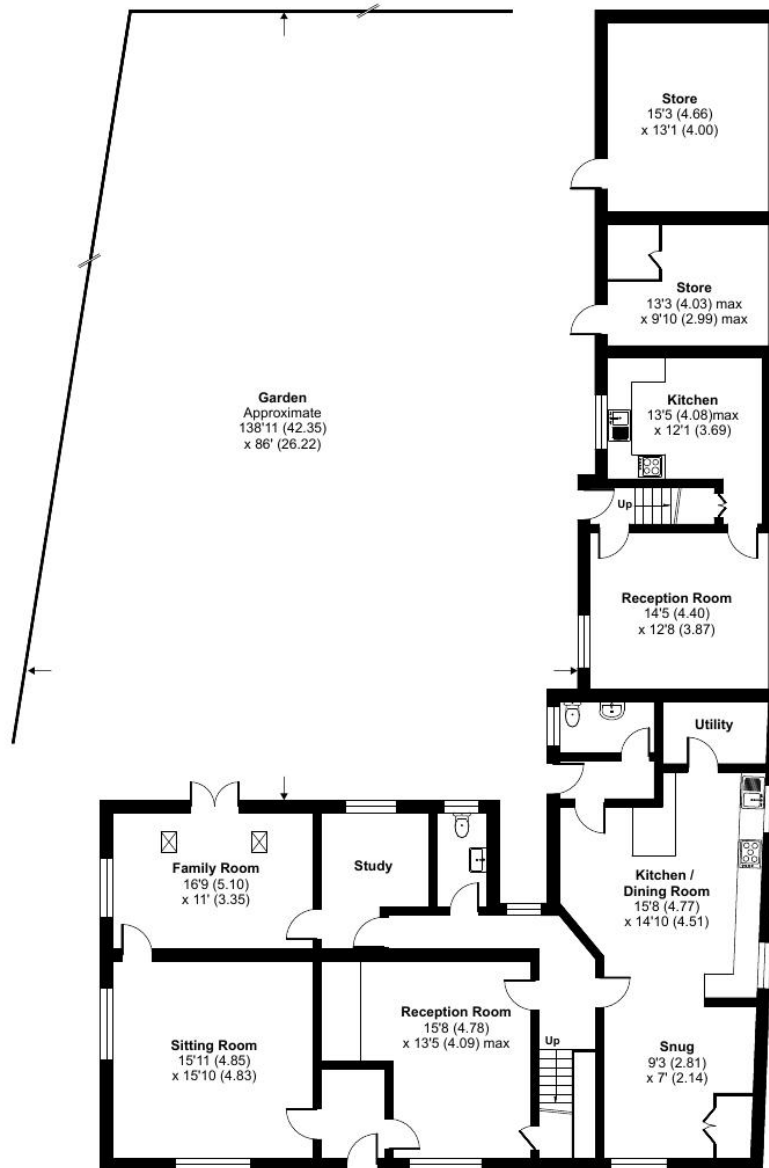
Approximate Area = 3273 sq ft / 304 sq m

Garage = 337 sq ft / 31.3 sq m

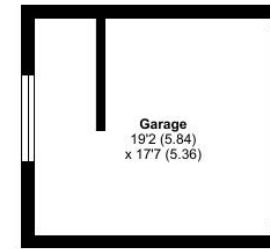
Outbuildings = 327 sq ft / 30.3 sq m

Total = 3937 sq ft / 365.6 sq m

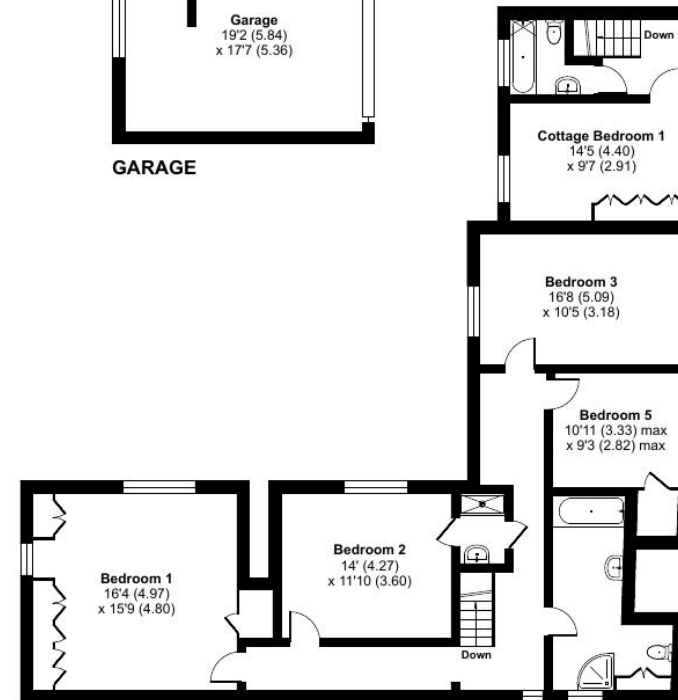
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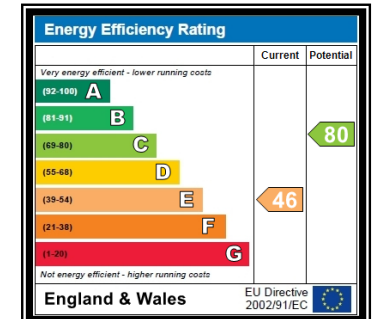
GROUND FLOOR 1 / 2



GARAGE



FIRST FLOOR 1 / 2



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

Leicester Office
01162 854 554

Oakham Office
01572 724437

jamesseilicks.com



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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.

