

The Hawthorns

MAIN STREET, GAULBY, LEICESTERSHIRE

JAMES
SELICKS



The Hawthorns is a handsome, modern family home of imposing proportions, standing on the edge of the picturesque village of Gaulby, surrounded by some of east Leicestershire's most outstanding rolling countryside.

Spacious and flexible accommodation arranged over three floors • Surrounded by some of east Leicestershire's most outstanding countryside • Spacious reception hall • Four reception rooms • Stunning bespoke dining kitchen with garden room off • Six double bedrooms • Four bathrooms with high quality Porcelanosa and Geberit sanitaryware • Sweeping driveway and double garage • Good sized rear lawned gardens • Links to London St Pancras at both Leicester and Market Harborough

Accommodation

Built in 2000, The Hawthorns offers extremely spacious and versatile accommodation spanning over three floors. High quality fittings have been used throughout including ornate ceiling covings, intricate plasterwork, gothic style picture windows, and exposed ceiling beams, and has been immaculately presented by our clients.

The property is entered via a covered storm porch with tiled flooring, inset ceiling spotlights and a double-glazed door to the spacious reception hall also with tiled flooring, front door with leaded window, tiled flooring, ceiling coving, inset ceiling spotlights, understairs storage cupboard, return staircase to the first floor. An inner lobby offers a place to hang coats and leads to the guest cloakroom which has a WC, tiled flooring, spotlights, double glazed window to side elevation and a fantastic feature sink.

The sitting room to the right of the reception hall has a feature Limestone fireplace with open basket fire, brick back and quarry tiled hearth, an exposed ceiling beam, two double glazed windows to side elevation, glazed French doors with double glazed windows to the sides to the rear elevation and garden beyond. To the front right of this spacious family home is the study with oak flooring, ceiling spotlights and offers a private space to work from home with scenic countryside views by virtue of the double-glazed window to front elevation. This room would also serve as a playroom. Opposite on the left is the snug which has exposed ceiling beam, a feature cast iron fireplace creating a cosy focal point, ceiling spotlights, built in shelving, oak flooring, and a double-glazed window to front elevation.

To the rear is a superb kitchen with handmade bespoke eye and base level units, soft closing drawers and bin drawers by renowned Hallwood Furniture with Quartz worktop providing plenty of preparation space. To the corner is bespoke oak seating with matching table (available via a separate negotiation). Taking centre stage is a triple oil-fired Aga with double oven, twin hotplates, adjacent electric module with two further ovens and a four-ring halogen hob – all beneath a canopy extractor over. A twin Belfast sink is positioned at one of the two windows overlooking the rear garden. Appliances include a Bosch dishwasher, full height built-in fridge, separate freezer. There are ceiling spotlights, exposed beams to the ceiling and porcelain tiled flooring. Off the kitchen is a utility room with matching handmade cabinets and Quartz worktops, an under mounted stainless-steel sink with chrome mixer tap above, plumbing for an automatic washing machine and tumble dryer, shelving over, extractor fan, porcelain tiled flooring, a door and window to the side elevation and a cupboard housing the boiler. Also off the kitchen is access to the garden room which has a vaulted ceiling with exposed ceiling beams, two double glazed windows to the side elevations, and glazed French doors to rear and oak flooring.

Stairs rise to the first-floor landing with inset ceiling spotlights, two arched picture windows to front elevation and the fabulous countryside views. The principal bedroom has a range of built-in wardrobes with cupboards over, a double-glazed window to rear elevation and benefits from a superb ensuite shower room boasting twin feature sinks with mirror and lights above and cupboards beneath, a double shower enclosure with rainforest and personal shower, heated chrome towel rail, a Gerberit WC, ceiling spotlights, bidet, fully tiled walls and a tiled floor. Bedroom two has a window to the rear overlooking the garden and boasts a high-quality ensuite shower room with Porcelanosa low flush WC, corner shower enclosure with rainforest and personal shower, sink with cupboard under, mirror with lighting, heated chrome towel rail and spotlights. Off the bedroom is a dressing area with fitted wardrobes.





To the front of the property are two further double bedrooms (bedrooms five and six) with simply stunning far reaching countryside views. Completing the first floor is a fantastic family bathroom with a double shower enclosure with rainforest and personal shower, a stunning Porcelenosa sink with mirror above, low flush WC, window to rear, heated chrome towel rail, contemporary freestanding bath with a freestanding waterfall tap, concealed shelving, fully tiled walls, spotlights and underfloor heating beneath a porcelain tiled floor. Stairs rise to the second-floor galleried landing which provides loft access, a window to the front and the views and a Velux window to the rear. Bedroom three is an excellent size, has a bank of fitted wardrobes and benefits from an ensuite bathroom, an arched picture window taking best advantage of the views and a Velux window to the rear. Bedroom four completes this fine village home and has an arched window to the front, Velux window to the rear and bespoke built-in shelving with cupboards either side of the door.

Outside

Outside the property is approached via a five-bar timber gate leading to a sweeping gravelled driveway with lawned gardens and planted borders and access to a brick built double garage. To the rear are good-sized lawned gardens with large random flagged paved patio area.

Location

The village is located approximately eight miles east of Leicester city centre providing convenient access to the professional quarters which has extensive business, leisure and shopping facilities. The nearby market town of Market Harborough offers a good range of facilities with a growing commercial centre and a mainline rail link to London St. Pancras in just under an hour. Gaulby is a small rural village with a parish Church and further facilities including schooling within nearby Billesdon. The renowned Stoneygate School and Leicester Grammar School are a short distance away in the nearby village of Great Glen.

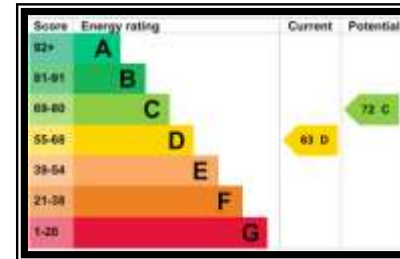




The Hawthorns, Main Street, Gaulby, LE7

Approximate Area = 3223 sq ft / 299.4 sq m
 Limited Use Area(s) = 135 sq ft / 12.5 sq m
 Garage / Workshop = 488 sq ft / 45.3 sq m
 Total = 3846 sq ft / 357.2 sq m
 For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). Produced for James Sellicks Estate Agents. REF: 1258518. © richcom 2025.

Tenure: Freehold
 Local Authority: Harborough District Council
 Listed Status: Not Listed. Built: Circa 2000
 Conservation Area: No
 Tax Band: G
 Services: The property is offered to the market with all mains services and oil-fired central heating
 Broadband delivered to the property: FTTC
 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: Three storey. No modifications

Satnav Information
 The property's postcode is LE7 9BE, and house number 11.

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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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