

High Street

CLIPSTON, MARKET HARBOROUGH



JAMES
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LISTED BUILDINGS

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A quintessentially English, Grade II Listed thatched cottage occupying a delightful position within the heart of this highly sought-after village. Rich in charm and character throughout, the property beautifully combines exposed timbers, vaulted ceilings and period detailing with stylish contemporary presentation, all complemented by enchanting cottage gardens and a private courtyard setting.

Grade II Listed thatched cottage • Beautifully presented throughout • Wealth of exposed beams and character features • Charming sitting room with feature fireplace • Superb open-plan dining kitchen • Versatile first floor dressing room/study/second sitting room • Stylish bathroom with freestanding bath • Landscaped cottage gardens to the front • Private rear courtyard garden • Approx. 738 sq. ft / 68.7 sq. m of accommodation

Accommodation

The accommodation begins with an entrance porch opening into the delightful sitting room, a wonderfully characterful space featuring exposed timbers, oak flooring and a feature fireplace creating a warm and inviting atmosphere. The room enjoys an abundance of natural light and perfectly showcases the cottage's period charm.

To the rear of the property lies the superb open-plan dining kitchen, undoubtedly the heart of the home. Beautifully appointed with fitted cabinetry and ample dining space, the room blends rustic character with contemporary styling and offers an ideal environment for both everyday living and entertaining.

To the first floor, the principal bedroom is rich in charm with exposed structural timbers and views across the surrounding village scene. The luxurious bathroom has been sympathetically styled with a freestanding bath and traditional fittings, whilst an additional versatile room currently utilised as a dressing room/study/second sitting room provides excellent flexibility for home working, occasional guests or further reception space.

Outside

The property occupies a prominent corner position behind beautifully maintained cottage gardens featuring clipped box hedging, mature planting and colourful borders which perfectly complement the attractive thatched façade.

To the rear, a private courtyard garden provides an ideal space for outdoor dining and entertaining, enjoying a wonderful degree of privacy and ease of maintenance.

Thatched Roof

A full replacement of the thatched roof was completed in February 2018. A survey was carried out on 19th May 2026 by the Heart of England Master Thatchers, the same company that undertook the works in 2018. The Survey Report, is available on request.

A camera inspection of the chimney was also completed May 2026.





Location

Clipston is a small, thriving, and well-regarded village close to the Leicestershire / Northamptonshire borders, which is known for the quality of its rolling countryside views and its strong community spirit. It offers sporting, social, and recreational facilities via a play park, tennis courts, football pitches, village hall, parish church and a popular public house.

The locally renowned Clipston Endowed VC Primary School is a particular draw to the village for those with young families. It also offers easy access to Market Harborough which has a wider 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

Listed Status: Grade II Listed. **Listing Number:** 1067035. **Built:** 1772

Conservation Area: Yes, Clipston Conservation Area. **Tax Band:** D

Services: The property is offered to the market with all mains services and oil-fired central heating. The boiler was last serviced May 2026.

Meters: Electric smart meter and a water meter

Broadband delivered to the property: FTTP

Non-standard construction: Believed to be of standard

Wayleaves, Rights of Way & Covenants: Yes

Flooding issues in the last 5 years: No **Accessibility:** Two storey dwelling. No modifications

Planning issues: None our clients are aware of

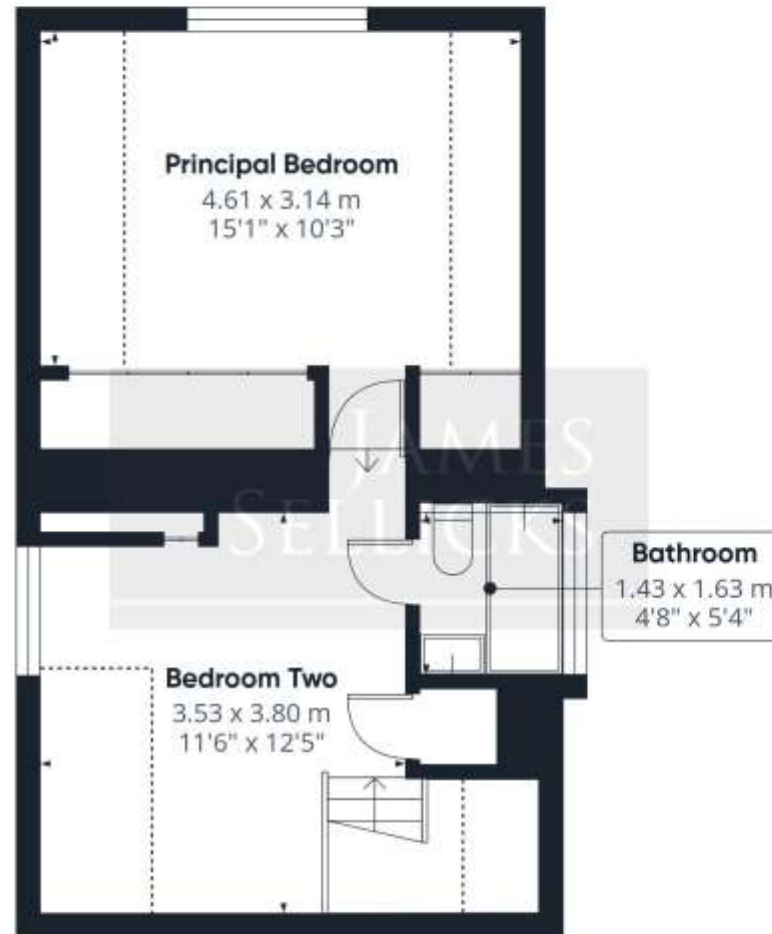
Satnav Information: The property's postcode is LE16 9RU



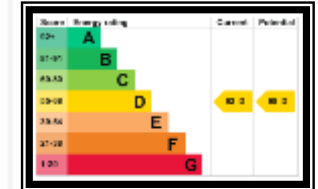




Floor 1



Floor 2



Approximate total area⁽¹⁾

68.7 m²
738 ft²

Reduced headroom

6.6 m²
71 ft²



(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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

GIRAFFE 360

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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.

