White Cottage

GUMLEY, MARKET HARBOROUGH

JAMES SELLICKS

A charming three-bedroom period cottage, rich in character and set within a generous garden in the heart of the sought-after village of Gumley, with planning permission granted for an extension and remodelling of the existing accommodation.

Charming, detached period cottage • Sought-after village of Gumley • Three existing bedrooms • Two versatile reception rooms • Wealth of character and period detail • Exposed beams and traditional fireplaces • Generous, established rear garden • Planning permission for substantial extensions • Proposed four-bedroom family accommodation • No upward chain •

White Cottage is an attractive detached home combining an abundance of period detail with comfortable and versatile living space. Exposed beams, traditional fireplaces and cottage-style windows create a wonderfully characterful interior, while the generous rear garden provides an idyllic setting. Planning permission offers an exciting opportunity to enlarge and reconfigure the cottage to create an impressive four-bedroom family home.

Accommodation

The front door opens into a welcoming hallway with a useful ground-floor cloakroom and stairs rising to the first floor. Positioned to either side are two well-proportioned reception rooms, providing excellent flexibility for family life. The principal sitting room is especially inviting, featuring French doors to the rear elevation, exposed ceiling timbers and a wood-burning stove set within a traditional fireplace, while the second reception room offers space for a further sitting room, snug or home office.

The kitchen to the rear of the property is fitted with a range of traditional units and enjoys an outlook over the garden, with the present arrangement providing direct access outside. Throughout the ground floor, exposed brickwork, timber doors and period detailing reflect the cottage's heritage and give the accommodation a warm and individual feel.

On the first floor are three bedrooms, including two particularly generous double rooms and a further bedroom ideally suited to a child's room, nursery or study. The bedrooms are served by the existing family bathroom, with the layout offering considerable scope for adaptation alongside the approved plans.

Outside

A low brick wall and established planting provide an attractive frontage, with a pedestrian gate opening onto the pathway leading to the cottage. Mature shrubs and climbing plants soften the handsome red-brick façade and create a pleasing sense of privacy from the village street.

The generous rear garden is a particular feature of the property, extending predominantly to lawn and enclosed by mature hedging and established trees. A paved terrace immediately adjoining the house provides space for outdoor seating and entertaining, while the substantial lawn offers plenty of room for recreation, planting and further landscaping. Two sheds provide useful storage.

Rented Paddock

Gated access from the rear garden leads directly into an adjoining paddock, which the owners of White Cottage have rented for over 25 years. The paddock is leased jointly with two neighbouring properties, with a minimum annual rent of £200 per household. Maintenance responsibilities, including mowing, are shared between the households, and the land is enjoyed for informal leisure purposes, including vegetable growing. The lease of the paddock is entirely optional for the purchaser.

Planning Permission

Planning permission has been granted under application 25/00666/FUL for substantial alterations and extensions to the cottage. The approved scheme proposes a dining area to create an open plan living kitchen, a separate utility/boot room and additional first-floor accommodation which includes a new bathroom and creation of a fourth bedroom from the existing bathroom.

The areas highlighted in pink on the floorplan represent the additions included within the approved scheme. Interested parties should review the full planning consent, approved drawings and any associated conditions directly with the local planning authority.

Location
Gumley is a small rural south Leicestershire village four miles west of the market town of Market Harborough. The village itself offers a parish church, popular public house and is surrounded by some of Leicestershire's most attractive rolling countryside. The area is also well known for its canal sidewalks along Foxton's famous locks.

Market Harborough, 5 miles away, is a thriving market town receiving regular national accolade in the press in various quality of life surveys. The town offers a wide range of niche shopping, restaurants and a wide range of leisure and sporting amenities. Market Harborough also boast a mainline rail connection to London St. Pancras in just under an hour.

Tenure: Freehold Local Authority: Harborough District Council Tax Band: E
Listed Status: Not Listed Conservation Area: Yes, Gumley Conservation Area. Any trees at the property would be subject to a TCA (Tree in a Conservation Area)
Services: The property is offered to the market with all mains services and oil-fired central heating.
Broadband delivered to the property: FTTP (fibre to the property)
Non-standard construction: Solid brick
Wayleaves, Rights of Way & Covenants: Yes, OC1 Title Register available on request
Flooding issues in the last 5 years: None
Accessibility: No adaptations for accessibility. Two storey dwelling
Planning: Consent for Single storey rear and two storey extension. Replacement timber windows to rear. Application reference 25/00666/FUL

Floor 1

Floor 2

JAMES SELLICKS

Approximate total area(1)

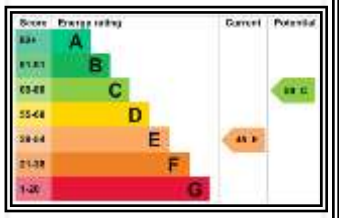
108 m²

1162 ft²

Reduced headroom

0.6 m²

6 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.

GIRAFFE360

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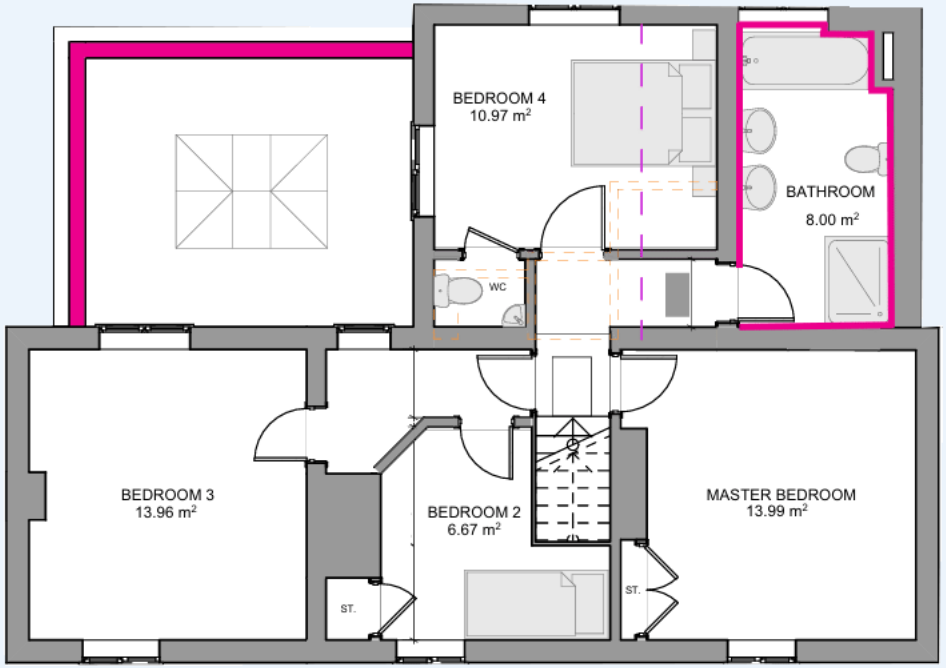
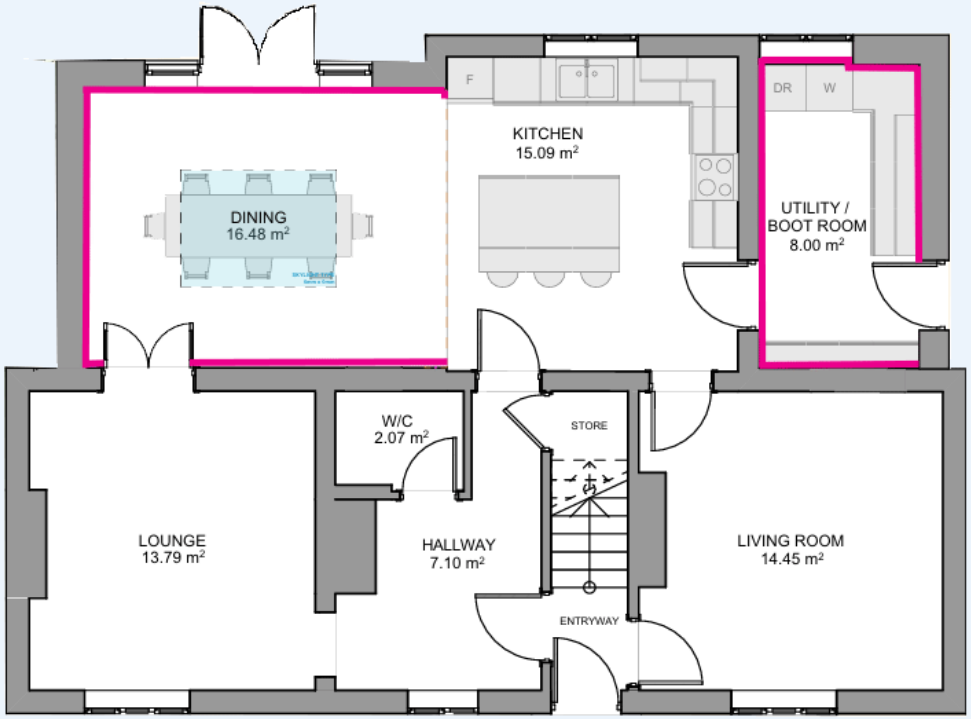


Please note: Rooms depicted in pink are what is proposed in the planning consent.



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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.

The Property Ombudsman