



Hill Rise
GAULBY, LEICESTERSHIRE

JAMES
SELICKS

Occupying an enviable position on the edge of a highly sought-after south east Leicestershire village surrounded by some of the most beautiful rolling countryside in the region. This impressive and generously proportioned four-bedroom detached home is set in the heart of its plot within magnificent, mature grounds of approximately 0.35 of an acre, offering a wonderful sense of space, privacy, and seclusion.

Spacious four bedroom detached home • Generous total plot of approx. 0.35 of an acre • Entrance hall & galleried landing • Sitting room • Family room • Dining room • Breakfast kitchen & utility • Four double bedroom • Bathroom & shower room • Study area • Mature private gardens • Double garage & large sweeping driveway

Accommodation

A glazed storm porch opens into a welcoming entrance hall, with stairs rising to a galleried first-floor landing. The elegant sitting room enjoys dual-aspect windows and a cosy cast iron log burner—perfect for relaxing evenings. The family room features a characterful wooden fireplace with an open fire and flows beautifully into the conservatory and the formal dining room, which in turn opens out onto the rear patio via French doors, ideal for entertaining.

The spacious breakfast kitchen benefits from lovely views over the rear garden and is fitted with a range of high-quality appliances, including a Neff double oven, Neff microwave, AEG hob with tiled splashback and extractor, and twin stainless-steel sinks. A comprehensive selection of base and eye-level units, tiled flooring, and ample workspace complete this well-planned area. A separate utility room provides additional practicality with a butler's sink, Boulter floor-standing boiler, plumbing for laundry appliances, extra storage, and direct access to the garden. A guest WC is also located on the ground floor, featuring modern fixtures and finishes.

Upstairs, the galleried landing leads to four well-sized bedrooms. The principal and third bedrooms overlook the front of the property, both with built-in wardrobes, while bedrooms two and four enjoy far-reaching views over the rear garden and open fields beyond. Bedroom four also features a fitted wash hand basin.

A flexible study area with built-in shelving provides a quiet workspace and leads to the main family bathroom, which includes a bath, separate shower, WC, and wash hand basin with storage. An additional shower room offers further convenience, complete with shower enclosure, WC, wash basin, heated towel rail, and an airing cupboard.

Outside

The home is approached via a sweeping driveway providing ample off-road parking, access to an EV charging point and access to a detached double garage with twin electric Hormann doors, as well as a separate single garage. The beautifully maintained front garden is laid to lawn with mature beech hedging and Irish Yew trees, leading to a productive vegetable garden with raised beds, greenhouse, and gravel paths.

To the rear, a generous flagstone patio spans the width of the house, perfect for al fresco dining, opening to a circular lawn bordered by manicured box hedging and Irish Yew trees. A wooden summerhouse, hexagonal wooden greenhouse with electricity, log store, additional shed, and paved pathways enhance the garden's usability. The plot is bordered by a combination of mature hedging and walling, ensuring excellent privacy throughout.





Location

Gaulby is a small village lying approximately eight miles east of Leicester city with local shopping facilities found in nearby villages of Houghton and Billesdon.

Under 10 miles away is Market Harborough, a thriving market town receiving regular national accolade in the press in various quality of life surveys. The town offers a mainline railway station to London St Pancras in approximately an hour and a wide range of niche shopping, restaurants and a wide range of leisure and sporting amenities. Market Harborough is situated in some of the county's most attractive countryside.

Tenure: Freehold

Local Authority: Harborough District Council

Tax Band: G **Listed Status:** Not Listed **Built** 1967

Conservation Area: Yes – Gaulby Conservation Area

Services: The property is offered to the market with all mains water and mains sewerage, drainage to a soakaway and oil-fired central heating.

Solar panels: Benefit from a feed in tariff (71.85p per kw/hour generated. Additional energy exported at 5.07p per kw/hour)

Meters: Electric smart meter & water meter

Broadband delivered to the property: Independent broadband provider

Loft: Insulated, with lighting & ladders

Construction: Believed to be of standard construction

Wayleaves, Rights of Way, Easements & Covenants: Yes, easement regarding a water pipe. Title available

Flooding issues in the last 5 years: No

Accessibility: Two storey dwelling. No modifications







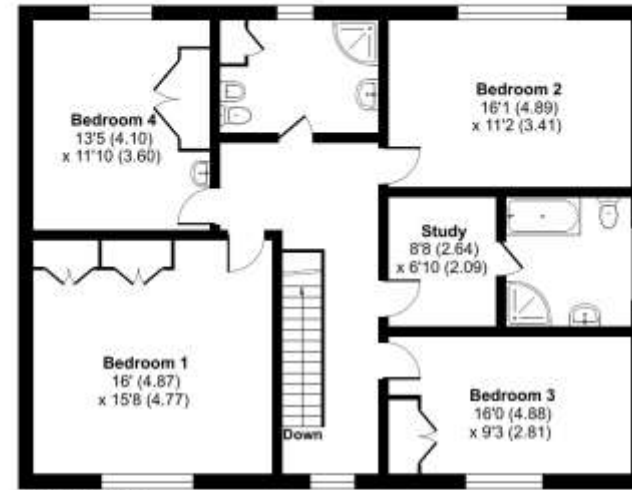
Stoughton Road, Gaulby, LE7

Approximate Area = 2716 sq ft / 252.3 sq m

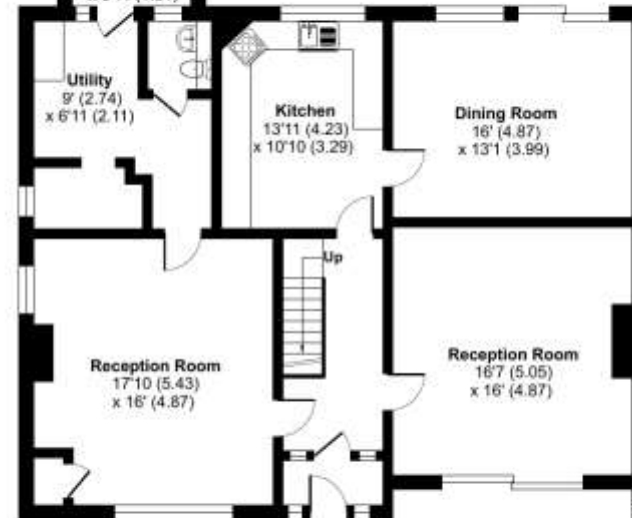
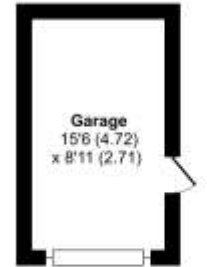
Garages = 522 sq ft / 48.4 sq m

Total = 3238 sq ft / 300.8 sq m

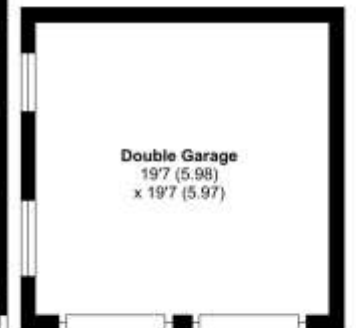
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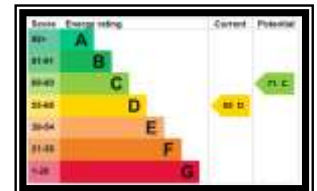
FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for James Sellick Estate Agents. REF: 1264427



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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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