

Holly Tree Cottage

WILBARSTON, MARKET HARBOROUGH



JAMES
SELICKS



Tucked away and providing complete privacy, this charming, detached cottage is a home that immediately captures the imagination. Offering over 1,250 sq ft of accommodation, the property combines exposed stonework, original beams and fireplaces with bright, versatile living spaces and a wonderfully private, south facing landscaped garden. Perfect for those seeking village life without compromise.

Charming detached period cottage full of character and original features • Two generous double bedrooms • Spacious dual-aspect sitting room with wood-burning stove • Dining kitchen with Rangemaster type cooker • Separate formal dining room • Versatile home office/snug overlooking the garden • Cellar • Beautifully landscaped, private gardens with multiple seating areas • Summerhouse • Extensive gated gravel driveway leading to a detached double garage • Beautifully presented throughout with a wealth of exposed beams and stonework • Planning consent for first floor front extension

Accommodation

An entrance porch opens into the heart of the home, where a spacious dining kitchen provides the perfect everyday living space. Fitted with an excellent range of shaker-style cabinetry, generous work surfaces and a Rangemaster inspired cooker, there is ample room for family dining whilst enjoying views across the garden. A useful ground floor cloakroom sits just off the hallway, whilst the adjoining formal dining room offers an elegant setting for entertaining, complete with character beams, feature fireplace and an abundance of natural light.

The sitting room is undoubtedly one of the property's standout spaces, enjoying a dual aspect with doors opening directly onto the garden. Exposed ceiling timbers and a feature wood-burning stove create a wonderfully cosy atmosphere, whilst an adjoining office provides excellent flexibility as a home workspace, snug or hobbies room. Completing the ground floor is a useful cellar, ideal for wine storage or general household storage.

To the first floor is a galleried landing, off which are two generous double bedrooms, both beautifully proportioned and filled with natural light. The principal bedroom benefits from an extensive range of fitted wardrobes, whilst the second bedroom is equally spacious and enjoys attractive views over the garden. These are served by a stylish family bathroom featuring both a bath and separate shower.

Outside

The gardens have clearly been looked after over many years, creating an attractive and private outdoor sanctuary. Beautifully landscaped with shaped lawns, established planting, mature shrubs and winding block-paved pathways, there are numerous places to sit and enjoy the surroundings throughout the day. A raised timber deck leads to an impressive, detached timber garden room, offering a superb retreat for relaxing, entertaining or working from home, while a covered pergola provides yet another inviting seating area.

To the side timber gates open onto an extensive gravel driveway providing parking for numerous vehicles and access to a detached double garage. Enclosed by attractive stone walling and mature hedging, the property enjoys a wonderful sense of privacy whilst offering excellent practicality for modern family life.

Planning Permission

The property has an approved planning consent for the erection of a first-floor front extension with three roof lights. Application reference: NK/2025/0104 with North Northamptonshire Council.





Location

Wilbarston is a popular Welland valley village lying approximately five miles east of the thriving town of Market Harborough. The village is served by a primary school, public houses, village/community hall and recreational facilities. Further independent shops, boutiques, restaurants, and supermarkets can be found in Market Harborough, Corby and Kettering. Mainline rail with direct services can be found in Harborough, Corby and Kettering.

Tenure: Freehold

Local Authority: Harborough District Council

Tax Band: E

Listed Status: Not Listed. **Built:** Approx. 1850

Conservation Area: Yes, Wilbarston Conservation Area

Services: The property is offered to the market with all mains services and gas-fired central heating

Meters: Gas and Electric smart meters

Asbestos: Our client understands there are possibly two panels in the roof of the sitting room extension which may contain asbestos

Loft: Boarded, insulated with lighting.

Broadband delivered to the property: FTTP (55.4 mbps)

Non-standard construction: Believed to be of standard construction

Wayleaves, Rights of Way & Covenants: Yes

Flooding issues in the last 5 years: No

Accessibility: Two storey dwelling. No modifications for accessibility

Planning issues: None declared by our clients

Satnav Information: The property's postcode is LE16 8QW and house number 11.

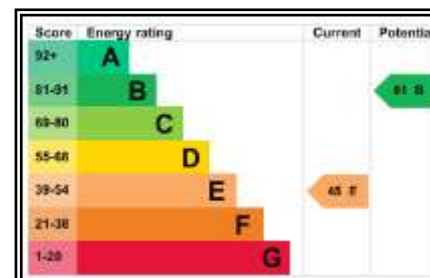








Floor -1 Building 1



Floor 1 Building 1



Floor 2 Building 1

Approximate total area⁽¹⁾

116.9 m²
1257 ft²

Reduced headroom

0.1 m²
1 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.

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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.

