

Vine Cottage

MEDBOURNE, MARKET HARBOROUGH

JAMES
SELICKS

A substantial and characterful five-bedroom village home offering over 2,600 sq. ft of versatile accommodation, with garaging, attractive gardens and huge potential for renovation and reconfiguration (subject to necessary consents). Occupying a prominent position in the highly regarded Welland Valley village of Medbourne, Vine Cottage presents a proposition that doesn't come around very often.

Substantial five-bedroom detached village home • Approximately 2,676 sq. ft of versatile living accommodation • Three principal reception rooms plus separate study • Generous breakfast kitchen and adjoining utility room • Ground-floor wet room, first-floor family bathroom and ensuite shower room • Impressive principal bedroom with excellent proportions • Wealth of character including exposed stonework and leaded windows • Extensive garaging extending to approximately 453 sq. ft • Attractive established gardens with lawns, mature planting and seating areas • Prominent position within the highly regarded Welland Valley village of Medbourne •

Vine Cottage offers considerable scope for remodelling and reconfiguration, subject to obtaining any necessary planning consents. Its generous proportions provide an exciting opportunity to create a more contemporary layout, potentially incorporating a large open-plan living, dining and kitchen space from the current kitchen, dining room and garages, whilst retaining the character and individuality of this substantial village home.

Accommodation

An entrance hall provides a welcoming introduction to the house and leads through to a choice of generous reception spaces. The sitting room is particularly impressive, extending to over 18ft in length and featuring a characterful bay window and exposed stonework, while an adjoining snug provides a more intimate everyday living space. To the opposite side of the hall is a separate dining room, ideally positioned for entertaining, while a further study offers an excellent dedicated home-working space.

At the heart of the home is the spacious breakfast kitchen, fitted with an extensive range of traditional timber cabinetry and providing plenty of room for a substantial table and informal seating. An adjoining utility room offers useful additional storage and practical workspace, while a ground-floor wet room completes the ground floor accommodation. The arrangement of rooms provides excellent versatility, with the generous reception spaces lending themselves equally well to busy family life and entertaining.

The first floor continues the sense of space, with five bedrooms arranged around a generous landing. The principal bedroom is an exceptionally well-proportioned room, extending to approximately 19ft and enjoying dual aspect windows with views over the village, while the remaining four bedrooms provide excellent flexibility for family, guests or additional home-working space. A particularly spacious family bathroom serves the bedroom accommodation.

Outside

The property itself has an appealing and attractive approach being situated close to the picturesque village church of St. Giles, the historic 13th-century stone-built Packhorse Bridge and the brook. Vine Cottage enjoys an attractive frontage, set back from Hallaton Road behind a driveway providing off-road parking and access to the two garages. The garages offer approximately 453 sq. ft in total and provide excellent parking, storage, and workshop space, as well as potential to be incorporated into the living accommodation (subject to consents).

The gardens are an appealing feature of the property, with established lawns complemented by mature hedging, trees, shrubs and well-stocked borders, creating a wonderfully leafy setting. Paved areas provide space for outdoor seating and entertaining, while the mature planting gives the garden an established and private feel.





Location

Medbourne is a much sought-after south-east Leicestershire village providing amenities including an active church, village store, post office and the popular Nevill Arms public house, restaurant & tea rooms; there are renowned sporting facilities with playing fields, tennis courts, a cricket ground and club house. A wider range of amenities can be found at nearby Market Harborough and Uppingham approximately seven miles distant, providing a good range of shopping and leisure conveniences. Market Harborough also boasts a mainline rail link to London St Pancras within one hour.

Tenure: Freehold

Local Authority: Harborough District Council

Tax Band: F

Listed Status: Not Listed.

Conservation Area: Yes, Medbourne Conservation Area

Tree Preservation Orders: 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 electric storage heating

Meters: Water meter

Loft: Part boarded, insulated, with lighting and ladders

Broadband delivered to the property: FTTP (fibre to the property)

Non-standard construction: Stone and brick construction with rendered elevations and slate roof

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 8DR





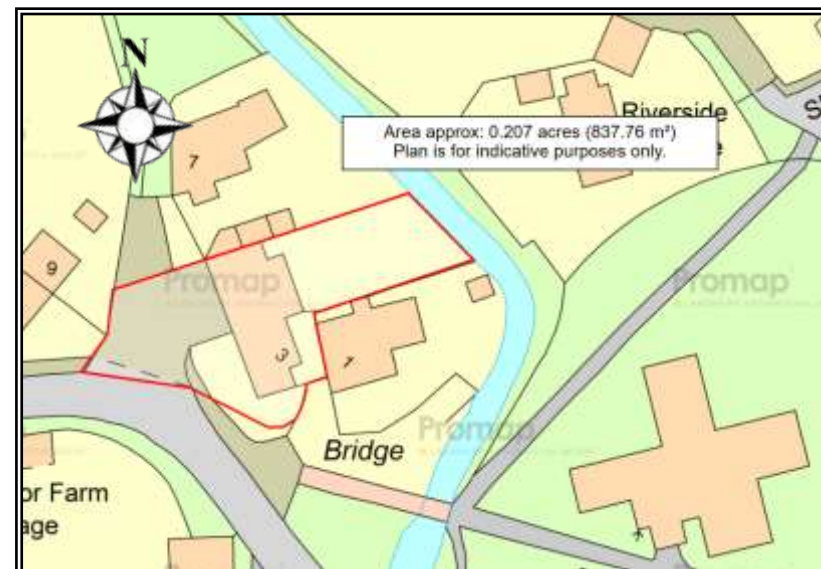
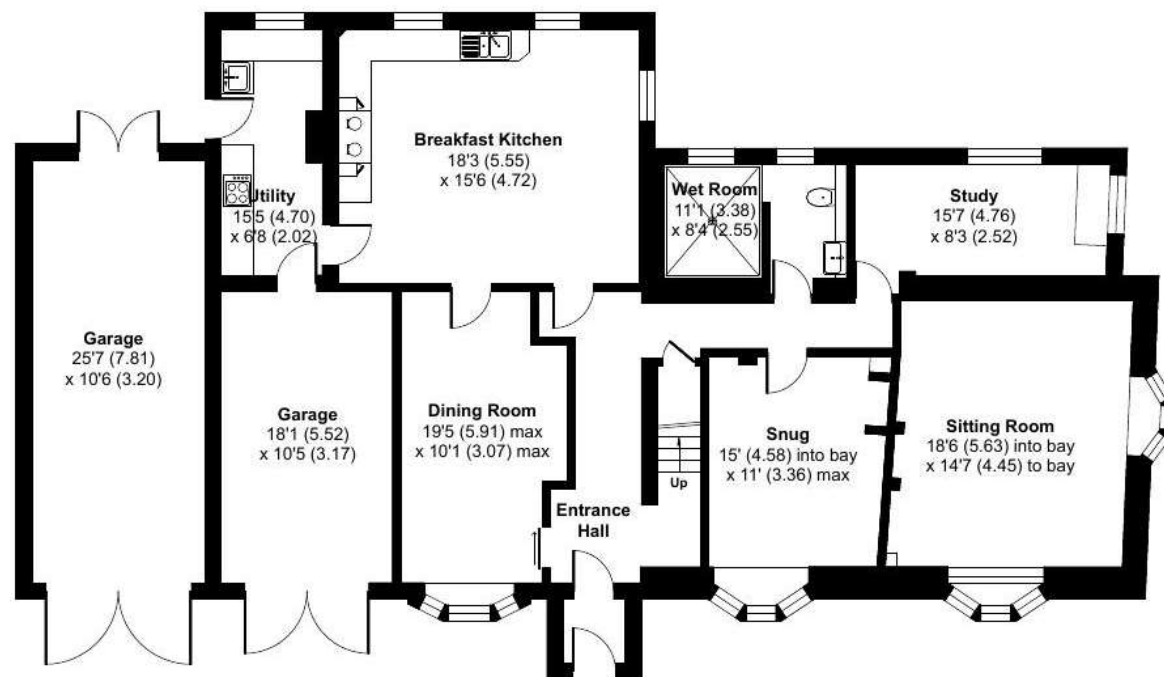
Vine Cottage, Hallaton Road, Medbourne, Market Harborough, LE16 8DR

Approximate Area = 2676 sq ft / 248.6 sq m

Garage = 453 sq ft / 42 sq m

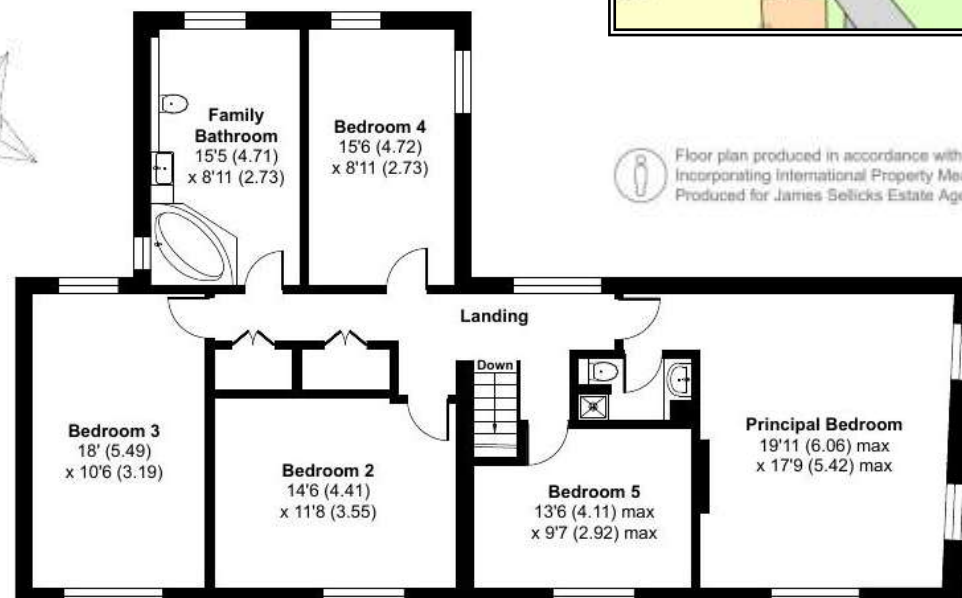
Total = 3129 sq ft / 290.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for James Sellicks Estate Agents. REF: 1526124

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E		
21-38	F	36 F	
1-20	G		



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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.

