



Hurfords

Windwhistle, West Mains, Uppingham Road, Tugby, Leicester Freehold OIEO: £375,000

Key Features



- Charming Whitewashed Character Cottage
- Three Double Bedrooms
- Spacious Lounge with Cosy Snug & Open Fire
- Farmhouse-Style Kitchen with Exposed Beams
- Triple Garage with Workshop & Conversion Potential (STPP)

Approached from the road onto the gravelled driveway, which the neighbouring property has access over, the property benefits from off-road parking, a substantial triple garage, one bay of which is currently utilised as a practical workshop and storage area, ideal for hobbyists or those requiring additional workspace, this space holds potential to incorporate into the main living space STPP.

The current owners favour access via the rear entrance, which opens into a useful utility room and adjoining cloakroom/WC - a perfect space for shedding muddy boots and coats after enjoying walks through the surrounding countryside.



From here, the accommodation flows into a characterful farmhouse-style kitchen, where exposed beams add warmth and charm. Enjoying pleasant views over the garden, this welcoming room forms the heart of the home and provides an ideal setting for everyday life.

Leading through is a cosy snug, centred around a delightful open fire, creating an inviting retreat. Beyond lies a formal dining room, offering useful built-in storage and a front-facing aspect with access to the principal entrance of the cottage. The dining room in turn opens into a spacious lounge, providing a comfortable and versatile living area for relaxing or entertaining.

Stairs rise from the snug to the first floor, where three well-proportioned bedrooms are served by a generous family bathroom, fitted with a bath, separate shower enclosure and twin wash hand basins.

Outside, the garden has been thoughtfully designed for ease of maintenance, featuring artificial lawn and a variety of seating areas to enjoy throughout the day. Whether hosting summer gatherings with friends, dining al fresco with family or simply unwinding in the sunshine, the garden offers a private and sociable setting.



Windwhistle, Uppingham Road, Tugby LE7 9XH
Approximate Gross Internal Area
Total (Including Garage and Outbuilding) = 1951 SQ FT / 181 SQ M



Illustration for identification purposes only, measurements are approximate, not to scale.

A particular highlight of Windwhistle Cottage is the additional parcel of land included within the sale. It provides the perfect space for growing a variety of fruit and vegetables. Whether you're an enthusiastic gardener, looking to embrace a more sustainable lifestyle, or simply appreciate having extra outdoor space, this is a wonderful addition that enhances the property's appeal and offers endless potential for future enjoyment.

Tugby is a thriving and highly regarded Leicestershire village, prized for its strong sense of community and picturesque rural surroundings. The village benefits from a well-regarded primary school, an active village hall hosting regular events and clubs, and a welcoming community atmosphere as well as a popular local pub. Excellent road links place the market towns of Market Harborough and Uppingham within easy reach, with Rutland's beautiful countryside, reservoirs and leisure opportunities also close by. The village offers an enviable balance of peaceful country living whilst remaining conveniently connected to neighbouring towns and amenities.

Selling your property?

Contact us to arrange a FREE home valuation.

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