

The Brambles

WILLOUGHBY WATERLEYS, LEICESTERSHIRE



JAMES
SELICKS



Enjoying a picturesque position within the highly regarded village of Willoughby Waterleys, this charming, detached cottage combines character, space and countryside outlooks in equal measure. Offering a wealth of period features including exposed beams, traditional fireplaces and cottage-style proportions, the property has been thoughtfully maintained to create a warm and welcoming family home. Extending to almost 2,000 sq. ft including the substantial garage (with scope for conversion STPP), the accommodation is complemented by delightful gardens backing onto open countryside, creating a wonderful sense of privacy and rural tranquillity.

Characterful detached village cottage • Backing directly onto open countryside • Three generous double bedrooms • Spacious dual-aspect living room with feature fireplace • Well-appointed farmhouse-style kitchen • Bright Garden room overlooking the rear garden • Family bathroom & Ensuite • Large integral garage with excellent conversion potential (STPP) • Attractive mature gardens with established planting • Sought-after south Leicestershire village • Total plot 0.18 acres

Accommodation

The property is entered via an inviting reception hall where exposed timbers and traditional detailing immediately convey the home's character and charm. The principal reception room is a particularly impressive space, extending over 23 feet in length and featuring exposed ceiling beams, a central fireplace and twin sets of French doors overlooking and giving access to the absolutely stunning garden to the rear. This generous room provides ample space for both seating and entertaining whilst retaining a cosy cottage atmosphere. The breakfast kitchen boasts extensive cabinetry, work surfaces, integrated appliances and a walk-in understairs pantry cupboard, while exposed beams continue to enhance the property's period appeal.

Positioned to the rear, the garden room provides an excellent additional reception space and enjoys direct access onto the terrace and gardens beyond via French doors. Flooded with natural light, it offers the perfect setting for dining, relaxing or simply enjoying the far-reaching rural views. The substantial integral garage can be accessed internally and offers excellent versatility, whether retained for vehicle storage, workshop use or potential future conversion, subject to any necessary consents.

The first floor provides three bedrooms arranged around a spacious landing. The principal bedroom is particularly impressive in scale, benefitting from an ensuite shower room. It enjoys pleasant views across the surrounding landscape by virtue of its dual aspect. The remaining bedrooms are equally well presented, benefit from fitted storage and are served by a family bathroom featuring a bath, wash hand basin and toilet. Throughout the first floor, the cottage continues to impress with characterful exposed ceiling beams and an abundance of natural light.

Outside

To the front, the property is set back from the road and enjoys a pleasant approach with driveway parking and access to the large integral tandem garage, thought suitable for conversion, subject to necessary planning consents. The attractive façade combines traditional cottage styling with well-maintained elevations, creating an appealing village presence that sits comfortably within its surroundings.

The rear gardens form a particular highlight of the property. Predominantly laid to lawn and bordered by mature trees, shrubs and established planting, they provide an excellent degree of privacy and seclusion. Beyond the garden lies open countryside, creating a stunning backdrop and uninterrupted rural outlook. A paved terrace immediately adjoining the house provides an ideal space for outdoor dining and entertaining, whilst the expansive lawn offers ample room for families, gardening enthusiasts or simply enjoying the peaceful village setting.

Location

The picturesque village of Willoughby Waterleys, approximately ten miles south of Leicester and is surrounded by attractive open countryside. The location provides convenient access to Market Harborough and Leicester city, both offering comprehensive shopping facilities. London via train can be reached from either Market Harborough train station to St. Pancras, or from Rugby station to Euston.





Willoughby Waterleys is ideally situated for access to a number of highly regarded pubs and restaurants within the surrounding Leicestershire villages. Popular nearby venues include The Joiners Arms in Bruntingthorpe, The Crown Inn, The Grey Goose and Morton's Bistro in Gilmorton, all of which are well regarded for their welcoming atmosphere and quality food. The area's excellent selection of nearby dining destinations further enhances the appeal of the village for those seeking an enjoyable and sociable rural lifestyle.

Nearby Countesthorpe offers schooling and a range of parks and sports clubs, a health centre, church and village hall. For your day-to-day needs, you'll find a Tesco, Co-op and several popular pubs and restaurants. Lutterworth is also a short distance away and provides a Waitrose and day to day amenities, as well as access to junction 20 of the M1, and Fosse Park to junction 21.

Tenure: Freehold | **Local Authority:** Harborough District Council | **Tax Band:** E

Listed Status: Not Listed | **Built** 1865

Conservation Area: Yes – Willoughby Waterleys Conservation Area

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

Meters: Water meter

Lofts (2): 1 x part boarded | **Asbestos:** Standard fireproof garage roof boarding was assessed in 2025 by two independent specialists, Asbestos deemed safe if undisturbed. Quotations available on request.

Broadband delivered to the property: FTTC (80 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 accessibility modifications

Planning issues: None our clients are aware of

Satnav Information: Property postcode is LE8 6UF and house name The Brambles







Main Street, Willoughby Waterleys, Leicester, LE8

Approximate Area = 1598 sq ft / 148.4 sq m

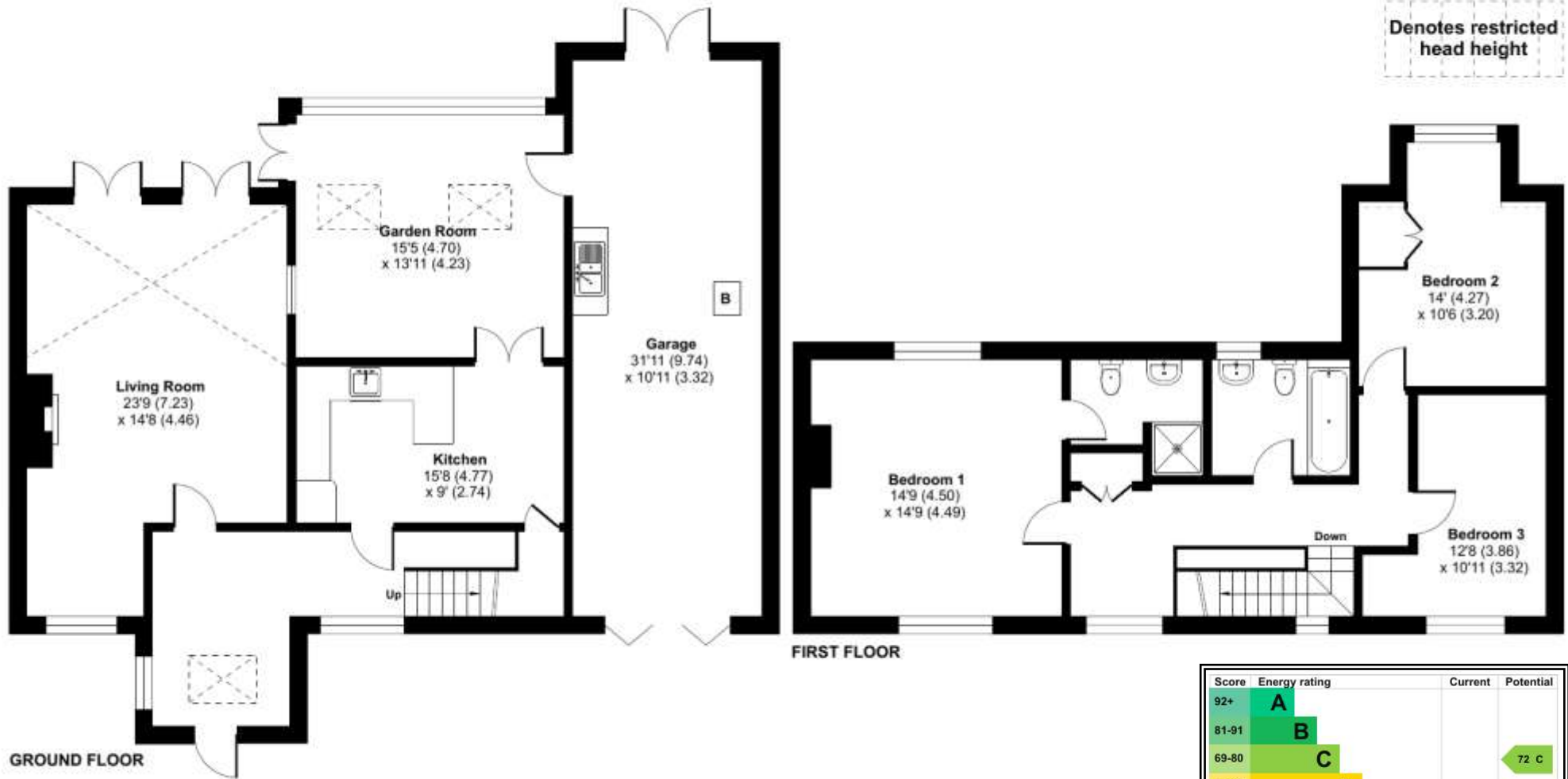
Limited Use Area(s) = 2 sq ft / 0.1 sq m

Garage = 348 sq ft / 32.3 sq m

Total = 1948 sq ft / 180.8 sq m

For identification only - Not to scale

Denotes restricted head height



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		

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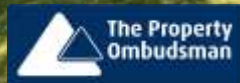
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Measures and Other Information

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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