Windwhistle

TUGBY, LEICESTERSHIRE

JAMES SELLICKS

Lane Farm
UPPINGHAM ROAD
LB
173.1m
Westmains House
The Dovecote
West Mains Cottage
West Mains Farm
Cattle Grid
Pond
House & Gardens: 0.104 acres
Paddock: 0.139 acres
Total areas combined: 0.24 acres

A charming and beautifully presented three-bedroom character cottage, offering surprisingly generous accommodation, excellent garaging and a separate paddock, occupying an attractive position within the highly regarded Leicestershire village of Tugby. Offered to the market with the benefit of no upward chain.

Charming whitewashed character cottage • Highly regarded Leicestershire village setting • Three generous double bedrooms • Spacious sitting room and characterful snug • Open fire, stone fireplace and exposed timbers • Farmhouse-style kitchen and separate dining room • Useful utility/boot room and ground floor cloakroom • Triple garaging, workshop space and ample parking • Attractive private, low-maintenance garden • Separate 0.139 acre paddock – approximately 0.24 acres in total • No upward chain

Windwhistle Cottage is an appealing whitewashed village home with a wealth of traditional character, including exposed beams and timbers, a stone fireplace and open fire, complemented by a farmhouse-style kitchen and three double bedrooms. Outside, there is excellent off-road parking, substantial garaging, an attractive low-maintenance garden and a separate paddock, with the property and land extending to approximately 0.24 acres in total.

Accommodation

The cottage offers an appealing combination of character and practicality, with the current owners favouring the rear entrance into a useful utility/boot room with adjoining cloakroom. This leads naturally into the farmhouse-style kitchen, which has a particularly traditional feel with exposed ceiling timbers, extensive range of cabinetry with solid oak doors, contrasting granite work surfaces and space for informal seating. The original character has been retained throughout the ground floor.

From the kitchen, the accommodation continues into a wonderfully characterful snug, where exposed beams and timbers frame a substantial stone fireplace with open fire, creating a cosy and inviting everyday living space. Beyond is the separate dining room, again displaying exposed timbers and providing plenty of space for a substantial dining table, before leading through to the generously proportioned sitting room. With a broad window bringing in plenty of natural light, this provides a comfortable and versatile principal reception room.

Stairs rise from the snug to the first floor, where there are three double bedrooms, including an impressive principal bedroom with an extensive range of fitted wardrobes. The remaining bedrooms are both well proportioned, with the second bedroom having a range of built in wardrobes, and the third currently arranged as a twin room. Completing the first floor is a particularly spacious family bathroom incorporating a bath, separate shower enclosure and twin wash hand basins above extensive storage.

Outside

The house and gardens extend to approximately 0.104 acres, with a generous, gravelled driveway providing extensive off-road parking and access to the triple garaging. The private rear garden has been thoughtfully landscaped for ease of maintenance, with an artificial lawn, paved and gravelled areas and several places for outdoor seating and entertaining. The extensive garaging provides excellent parking, storage and workshop space, whilst also offering potential for alternative uses, subject to any necessary consents.

A significant additional feature is the separate paddock extending to approximately 0.139 acres, positioned a short distance from the cottage and included within the sale. This valuable additional parcel of land lends itself to a variety of recreational uses and will undoubtedly appeal to those seeking additional outside space. Together, the cottage, gardens and paddock extend to approximately 0.24 acres in total, an unusual and particularly appealing offering within this attractive village setting.

Location

Situated in the heart of Tugby, this charming home enjoys all the benefits of village living whilst remaining exceptionally well connected. The A47 lies just moments away, providing excellent access to Leicester, Uppingham and Peterborough, whilst the nearby A606 and A1 offer convenient routes to Market Harborough, Oakham, Stamford and beyond. Mainline rail services from Market Harborough and Leicester provide direct journeys to London St Pancras in under an hour, making the village an attractive choice for commuters seeking a more relaxed pace of life in the country.

Tugby is renowned for its strong sense of community and picturesque rural setting. Surrounded by rolling Leicestershire countryside, residents enjoy an abundance of footpaths, bridleways, and country walks quite literally from their doorstep, making the village particularly appealing to walkers, cyclists and dog owners alike. The village itself is home to the highly regarded Tugby Church of England Primary School, which was rated Good by Ofsted at its most recent graded inspection, further enhancing the area's appeal for families.

Adding to the village's charm is the popular Fox & Hounds public house, a traditional country inn at the heart of village life, whilst neighbouring Hallaton offers the well-regarded Bewicke Arms, renowned locally for its food and welcoming atmosphere. Together they provide excellent options for relaxed dining, socialising and community events in the locality.

Combining character, flexibility and a highly desirable village setting, Windwhistle Cottage offers a rare opportunity to enjoy a genuine countryside lifestyle whilst remaining exceptionally well connected to the wider region.

Approximate total area(1)

170.4 m²

1835 ft²

Reduced headroom

2.8 m²

30 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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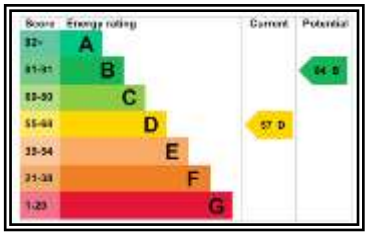

Tenure: Freehold
Local Authority: Harborough District Council
Tax Band: D (2393.92 (period 2026-7))
Listed Status: Not Listed. Built approx.1860
Conservation Area: Yes
Tree Preservation Orders: Any trees at the property would be subject to a TCA (Tree in a Conservation Area)
Services: The property is offered to the market with all mains services, oil-fired central heating, open fire in snug & additional gas bottle fire in sitting room
Meters: Water meter, electric smart meter
Loft: part boarded, insulated with lighting
Broadband delivered to the property: FTTC
Non-standard construction: Of standard construction with solid brick
Wayleaves, Rights of Way & Covenants: Yes.

- The Old Hall has a right of access over the driveway
- Right of access to the paddock over land owned by West Mains House
- Wayleave agreement for an electricity pole in the garden (£10 per annum payment received)

Flooding issues in the last 5 years: Yes – water ingress after a severe storm in 2022. Water seeped in under the front door. Remedial action taken (road drain unblocked, dropped kerb raised, culvert & soakaway installed). No problems since.
Accessibility: Two storey dwelling. No modifications for accessibility
Planning issues: None our clients are aware of
Satnav Information The property's postcode is LE7 9XH

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