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LISTED BUILDINGS



Lovell's House

WELFORD, NORTHAMPTONSHIRE

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A truly exceptional and characterful period residence, offering over 4,400 ft² of versatile accommodation including extensive outbuildings, set within a generous plot in the heart of the highly regarded village of Welford. Blending original features with thoughtfully extended living space, this impressive home provides a rare opportunity to acquire a substantial family property with further potential.

Substantial period home extending to over 4,400 ft² including outbuildings • Five bedrooms arranged over three floors • Impressive open plan living kitchen with vaulted ceiling • Multiple reception rooms including sitting room, family room, dining room and office • Wealth of character features including exposed beams and fireplaces • Principal bedroom suite with ensuite • Extensive outbuildings including former stables and garage • Large private gardens with mature planting and open aspects • Total plot approx. 0.33 acres • Outbuildings ripe for redevelopment (STPP) • Gravel driveway providing ample off-road parking • Highly desirable village location with excellent local amenities •

Accommodation

The property is entered via a welcoming and elegant reception hall with a cosy sitting room off with a log burner inset within a chimney breast recess, immediately setting the tone for the spacious, characterful and beautifully balanced accommodation that unfolds throughout. The ground floor offers a superb array of reception space, including a delightful family room rich in charm with exposed beams and an inviting fireplace, perfect for more relaxed evenings. This is complemented by a further sitting room and a dedicated home office, ideally suited for modern working.

At the heart of the home lies a simply stunning contemporary living kitchen enjoying an impressive, vaulted ceiling with skylights, creating an exceptionally bright and airy space ideal for modern family living and entertaining. The kitchen is beautifully appointed with an extensive range of shaker-style units complemented by solid woodwork surfaces, integrated appliances and a substantial central island with breakfast bar seating for casual dining. Large windows and French doors provide an abundance of natural light and offer attractive views over and access to a private courtyard garden, whilst the open-plan layout seamlessly connects the kitchen with the dining and living areas to create a superb sociable environment. A well-appointed utility room and ancillary areas to include a cellar, further enhance the practicality and flow of this beautiful home.

To the first floor are three well-proportioned double bedrooms, two of which are served by a beautifully appointed family bathroom featuring a stunning freestanding roll-top bath and separate double shower enclosure. Particularly noteworthy is the impressive principal bedroom, offering exceptional proportions and a spacious ensuite shower room, creating a peaceful and private retreat within this outstanding home.

The accommodation continues seamlessly onto the second floor, where a spacious landing offers an ideal area for a gym or additional reception/office space. Two further generous double bedrooms complete the accommodation, providing excellent versatility for growing families, guest accommodation or home working.

Outside

The property occupies a substantial plot, with mature and well-established gardens offering a high degree of privacy and a delightful outlook. The grounds are predominantly laid to lawn with a variety of trees and planting, alongside a private courtyard garden accessed from the kitchen and dining room. Here, a beautifully enclosed garden, has been thoughtfully landscaped to create a private and peaceful setting, ideal for both relaxation and al fresco entertaining in the sun. A generous timber decked terrace provides ample space for outdoor dining and seating, whilst the well-maintained lawn is bordered by mature planting, established shrubs and hedging which offer an excellent degree of privacy. The garden perfectly complements the character of the home, with attractive views back towards the period property and adjoining contemporary extension, creating a superb blend of traditional charm and modern living.





A range of outbuildings, including former stables and a large garage, provide excellent storage and significant potential for conversion or alternative use, subject to the necessary consents. To the front, a generous gravel driveway provides ample parking and enhances the property's sense of arrival.

Location

Welford is a thriving village nine miles south-west of Market Harborough and is popular by virtue of the interesting mix of period village homes, excellent local schooling as well as the attractive rolling countryside and farmland.

The market towns of Lutterworth and Market Harborough provide an extensive range of amenities catering for all day-to-day needs. Northampton and the city of Leicester offer a wider choice of commercial and leisure facilities. Rail links from Market Harborough and Rugby provide mainline railway access to London St Pancras and Euston in approximately an hour. Welford provides access to an excellent road network with the A14, M1 and M6 all nearby.

Tenure: Freehold

Local Authority: Daventry District Council **Tax Band:** F

Listed Status: Grade II Listed. Listing number 1279244 **Built:** c1600

Conservation Area: Welford Conservation Area

Loft: Insulated with lighting

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

Meters: Electric smart meter

Broadband delivered to the property: FTTP

Non-standard construction: Believed to be of standard construction

Wayleaves, Rights of Way & Covenants: Yes

Flooding issues in the last 5 years: No

Accessibility: Three storey dwelling plus cellar. No modifications for accessibility.

Planning issues: None our clients are aware of

Satnav Information: The property's postcode is NN6 6HT and house number 10.







High Street, Welford, NN6

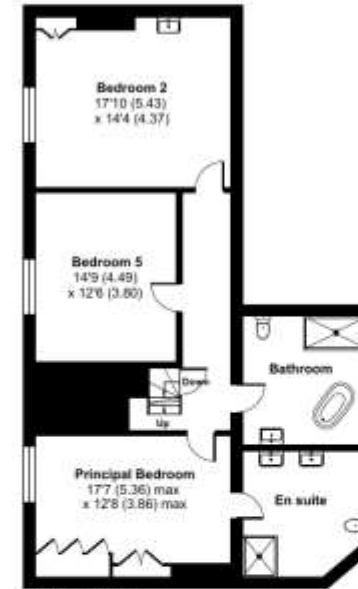
Approximate Area = 3428 sq ft / 318.4 sq m

Garage = 528 sq ft / 49 sq m

Outbuilding = 462 sq ft / 42.9 sq m

Total = 4418 sq ft / 410.3 sq m

For identification only - Not to scale



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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.

