



JAMES
SELICKS

Cupplesfield

GAULBY, LEICESTERSHIRE



Occupying a wonderful plot of approximately 0.8 acres on the edge of the sought-after village of Gaulby, Cupplesfield is an exceptional architect-designed home where striking contemporary design meets beautifully established gardens and far-reaching countryside views. Defined by its dramatic vaulted glazing, light-filled interiors and seamless connection between inside and out, this individual residence extends to over 3,670 sq. ft (inc. garage) and offers a lifestyle rarely found. From the tranquil Japanese-inspired gardens to the impressive galleried living spaces and flexible accommodation, this is a home designed for both entertaining and peaceful everyday living. In addition, the property benefits from a planning consent for the existing property to be scaled back, whilst creating an additional self-build plot within the grounds.

Exceptional architect-designed family home extending to approximately 3,671 sq. ft with planning consent to provide a self-build plot • Occupying a beautifully landscaped plot of approximately 0.79 acres • Spectacular vaulted sitting room with floor-to-ceiling glazing overlooking the gardens • Three ground floor bedrooms, including a generous principal suite with luxurious ensuite • Stunning first floor galleried reception room with balcony and versatile fourth bedroom/study • Spacious family room providing flexible additional living accommodation • Open plan dining kitchen with adjoining utility room • Double garage and extensive block paved driveway providing ample parking • Mature, Japanese-inspired landscaped gardens with ornamental pond, terraces and specimen planting • Edge of village setting with excellent access to Market Harborough and Leicester

Accommodation

Designed to maximise natural light and its beautiful surroundings, the accommodation is centred around an outstanding open plan sitting room where a dramatic vaulted ceiling and full-height glazed elevation create an immediate sense of space. Sliding doors open directly onto the terraces and gardens beyond, effortlessly blending indoor and outdoor living. Both this and the mezzanine above benefit from sleek modern lines.

The adjoining dining kitchen is well-appointed with an excellent range of cabinetry and generous dining space, complemented by a practical utility room and internal access to the substantial double garage. Beyond lies a spacious family room, offering an ideal space for relaxed family living, entertaining or a cinema room, whilst a separate office provides an excellent environment for those working from home.

The bedroom accommodation has been thoughtfully arranged to provide excellent flexibility. The principal bedroom is an impressive retreat with fitted wardrobes and a beautifully appointed ensuite bathroom featuring a freestanding bath and walk-in shower. Two further double bedrooms are served by a contemporary family bathroom, making the ground floor ideal for both families and those seeking predominantly single-storey living. Every principal room enjoys attractive views across the gardens, reinforcing the property's close relationship with its exceptional setting.

A striking spiral staircase rises to the first-floor gallery, creating one of the home's most memorable architectural features. Overlooking the vaulted sitting room below, this remarkable space currently provides a reception room and gym, whilst the adjoining fourth bedroom or studio offers excellent versatility as guest accommodation, creative workspace or additional home office. Completing the upper level is a private balcony, perfectly positioned to enjoy elevated views across the beautifully landscaped gardens.

Outside

Cupplesfield enjoys an exceptional plot extending to approximately 0.79 acres, with gardens that have clearly been lovingly designed and nurtured over many years. Beautifully landscaped in a Japanese-inspired style, the grounds combine sculptured hedging, ornamental trees, specimen planting, water features and carefully positioned boulders to create a series of peaceful outdoor spaces.





Sweeping lawns, meandering pathways and generous paved terraces provide numerous places for entertaining, dining or simply enjoying the tranquillity of the surroundings, whilst every aspect of the garden has been planned to provide year-round colour and interest. A 7500-litre underground rainwater harvesting tank collects rainwater from the roof of the property. There is an electric pump so the water can be used in the garden.

To the front, a substantial block paved driveway provides extensive off-road parking and leads to the integral double garage. Occupying a prominent yet private position on the edge of this highly regarded east Leicestershire village, the property enjoys delightful views across its own beautiful garden, offers a rare combination of architectural distinction, mature, landscaped grounds and a peaceful rural setting, all within easy reach of Leicester, Market Harborough and the area's excellent road and rail links.

Location

Gaulby is a small village lying approximately eight miles east of Leicester city with local shopping facilities found in nearby villages of Houghton-on-the-Hill and Billesdon. The latter offers an unrivalled range of amenities for a village, with a doctor's surgery, village store, post office, community centre, village school, two public houses and numerous clubs and societies.

There is a wide choice for education in the local area, with access nearby to Billesdon, Church Langton, Hallaton and Tugby primary schools. In the private sector are the renowned schools at Great Glen, Oakham, Uppingham, Oundle and Stamford.

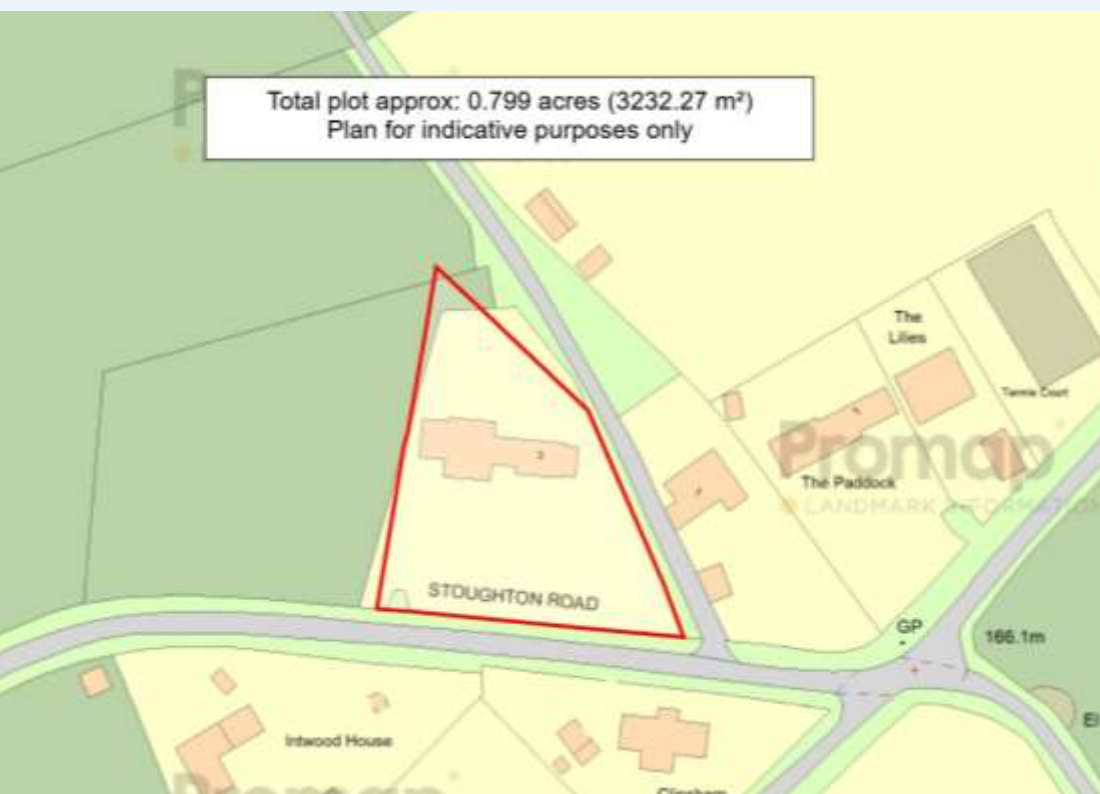
Under 10 miles away is Market Harborough, a thriving market town receiving regular national accolade in the press in various quality of life surveys. The town offers a mainline railway station to London St Pancras in under an hour and a wide range of niche shopping, restaurants and a wide range of leisure and sporting amenities. Market Harborough is situated in some of the county's most attractive countryside.











Cupplesfield, 2 Stoughton Road, Gaulby, Leicester, LE7

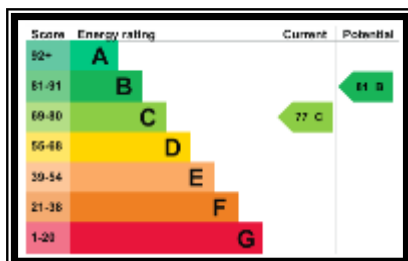
Approximate Area = 2874 sq ft / 267 sq m (excludes gallery)

Limited Use Area(s) = 359 sq ft / 33.3 sq m

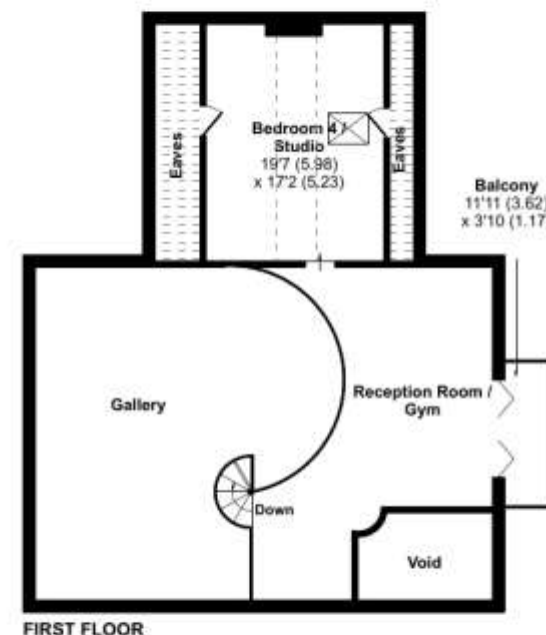
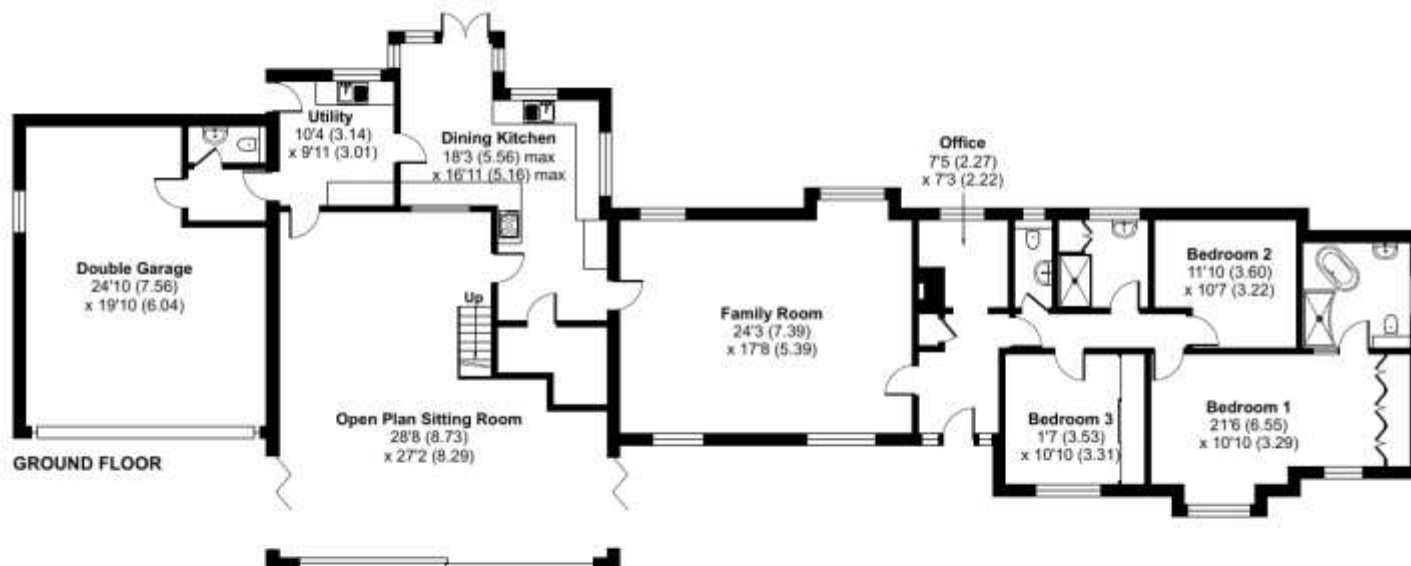
Garage = 438 sq ft / 40.6 sq m

Total = 3671 sq ft / 340.9 sq m

For identification only - Not to scale



Denotes restricted head height



Tenure: Freehold

Local Authority: Harborough District Council

Tax Band: F

Listed Status: Not Listed. Built 1965

Conservation Area: No

Services: The property is offered to the market with mains water and drainage, heating and hot water via an air source heat pump and wet underfloor heating.

Meters: Electric smart meter

Loft: Insulated, with ladders and lighting

Broadband delivered to the property: FTTC

Non-standard construction: Believed to be of standard construction

Wayleaves, Rights of Way/Access, Easements & Covenants: Yes, the owner of the neighbouring land retains the right for existing drains and pipes beneath this land to continue carrying water and sewage to and from their property.

Flooding issues in the last 5 years: No

Accessibility: Two storey dwelling. No modifications for accessibility

Local Planning: The land adjacent to the property on its western boundary has planning consent for the erection of a new self-build dwelling. Planning reference 24/01148/FUL. Harborough District Council.

Satnav Information: The property's postcode is LE7 9BB

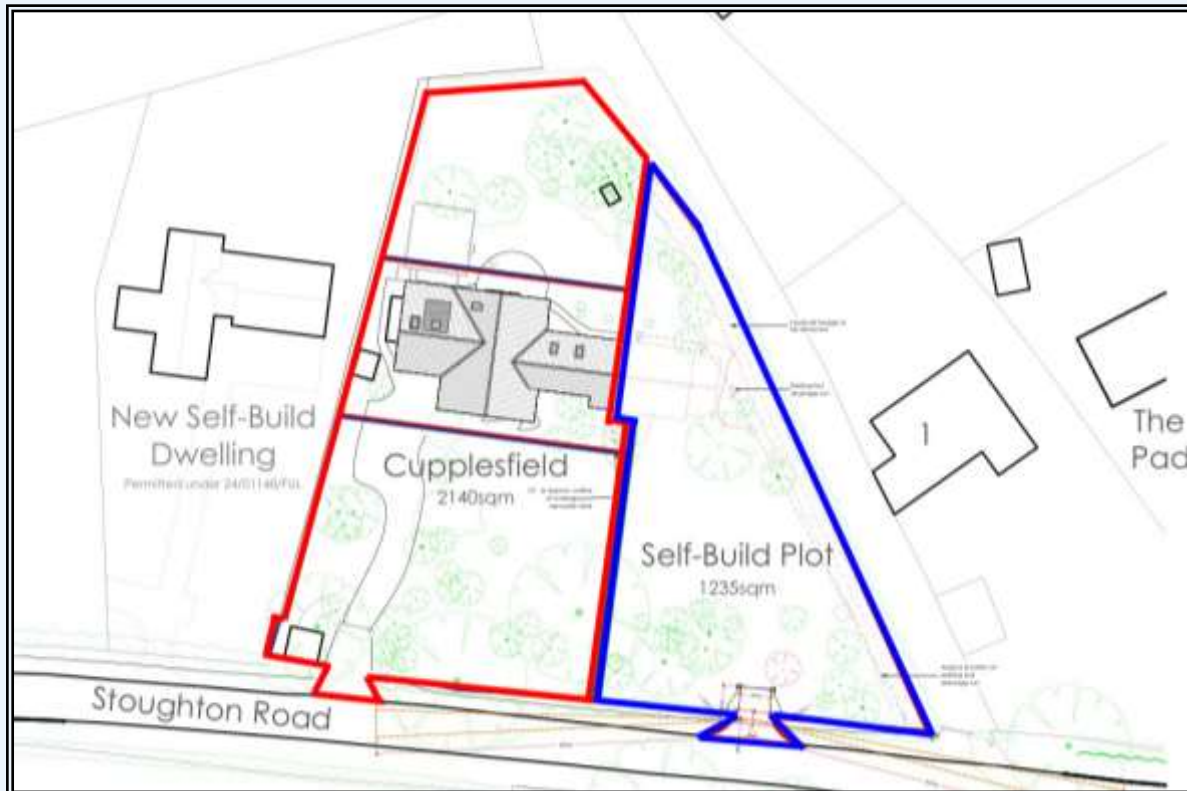
Planning Consent

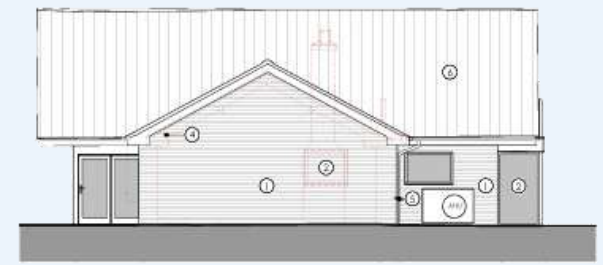
Planning permission was granted on 5th June 2026 for an imaginative scheme that would see the existing property thoughtfully remodelled and scaled back, whilst creating an additional self-build plot within the grounds. The approved proposals involve removing the older eastern section of the current dwelling to create a two-bedroom home, alongside the formation of a separate residential plot with its own independent access from Stoughton Road.

The consent also establishes a clear design framework for the new self-build plot, ensuring any future dwelling complements both the character of Gaulby and the neighbouring properties. The approved guidance envisages a substantial detached home of around 200 sq. m (excluding garaging), designed with traditional pitched roofs, landscaped boundaries and the retention of the site's mature trees wherever possible. A new private driveway has been approved from the eastern side of the frontage, providing independent access to the plot whilst maintaining the established setting of the existing property.

Overall, the planning consent demonstrates the property's exceptional flexibility and future potential, offering purchasers the opportunity to enjoy the existing home as remodelled or to explore the creation of a high-quality self-build residence, subject to complying with the approved design parameters and any reserved matters required.

Planning application number: 25/01518/OUT, www.harborough.gov.uk.





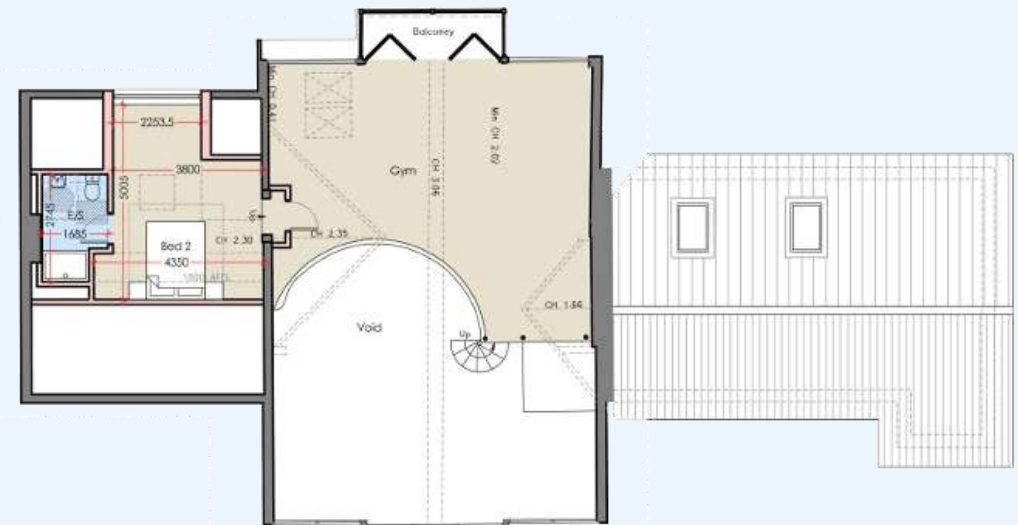
Proposed new elevations



Proposed reduction to existing property



Proposed new ground floor plan



Proposed new first floor plan

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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.

