



Orchard House, Main Street, Tugby, Leicester Freehold £750,000

Key Features



- Detached thatched property
- Grade II listed
- Four Bedrooms
- Newly landscaped rear garden
- Double Garage

Externally, the property benefits from a generous double garage with mezzanine storage, ample driveway parking and beautifully landscaped gardens that wrap around the entirety of the house, creating a wonderful sense of privacy and space.

Upon entering through the front door, you are welcomed into an inviting entrance space. To the right sits one of several reception rooms, currently utilised as a formal dining room, finished with a beautiful open gas fire. A useful utility room and WC positioned to the rear. Further along is a versatile fourth bedroom, also presently used as a home office.

Returning through the hallway, another elegant reception room enjoys lovely views over the garden and features a charming log burner, creating a warm and cosy atmosphere. This room flows seamlessly into the kitchen, which enjoys windows to both the front and side aspects of the property, this room is completed by the traditional Aga.



Beyond lies the spectacular extended section of the home, currently arranged as a stunning family room. Flooded with natural light, this impressive space boasts dramatic floor-to-ceiling windows extending into the second floor, perfectly framing the surrounding gardens. There is also an internal porch area here with access to the rear garden, perfect entrance for muddy boots! Stairs rise from here to a mezzanine study or snug area, offering elevated views across the grounds.

Also on this level is a shower room and access to the third bedroom, currently used as a children's bedroom, positioned to the front of the property. This room interconnects with the principal bedroom, which in turn leads to a vaulted landing with built-in wardrobe space and stairs descending back to the dining room. A further bedroom lies beyond, while a family bathroom completes the first-floor accommodation.

Located in the sought-after village of Tugby, Orchard House enjoys the benefits of a thriving rural community. The village offers a well-regarded primary school, popular public house and active village hall, all contributing to its warm and welcoming atmosphere. Tugby is also ideally positioned for access to the market towns of Uppingham and Market Harborough, both offering an excellent range of independent shops, restaurants, schooling and mainline rail links.



Orchard house Main St, Tugby, Leicester LE7 9WD

Approximate Gross Internal area:

Total = 2417 Sq.ft (224.71 Sq. M)



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

Orchard House is a truly special home that effortlessly combines timeless period features with high-quality modern finishes, resulting in a property of immense charm, warmth and individuality. Viewing is highly recommended to fully appreciate everything this remarkable home has to offer.

Selling your property?

Contact us to arrange a FREE home valuation.

 01572 821777

 21 High Street East, Uppingham, Oakham, Leicestershire, LE15 9PY

 uppingham@hurfords.co.uk

 www.hurfords.co.uk



 SCAN ME



Hurfords is a trading name of Sharman Quinney Holdings Limited which is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Hurfords has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Hurfords has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: GTU102260 - 0005

