

Matthew's Cottage

SLAWSTON, MARKET HARBOROUGH



JAMES
SELICKS
LISTED BUILDINGS

JAMES
SELICKS



A truly charming and substantial Grade II listed village residence, Matthews Cottage occupies a delightful position within the highly regarded Welland Valley village of Slawston. Believed to date back several centuries, the property beautifully combines an abundance of period character with generous and versatile family accommodation extending to almost 3,900 sq. ft. Exposed beams, stonework, original fireplaces and traditional joinery sit comfortably alongside well-proportioned rooms and attractive south facing gardens, creating a home of immense warmth and character. The property also benefits from extensive outbuildings, garaging and workshop space, offering tremendous scope for a variety of uses, subject to any necessary consents.

Charming Grade II listed period residence thought suitable for modernisation • Approximately 3,876 sq. ft including extensive outbuildings • Beautifully preserved character features throughout • Three generous reception rooms • Spacious farmhouse-style breakfast kitchen • Four well-proportioned double bedrooms • Large principal bedroom with fitted wardrobes • Two substantial barns and additional workshop/store • Attractive mature gardens and extensive gravelled parking • Sought-after Welland Valley village location

Accommodation

An inner hall, accessed from the rear of the property under a loggia with a pretty Wisteria, immediately sets the tone for the home's wealth of character, with exposed stonework, traditional beams and period detailing throughout. The principal reception rooms are particularly impressive, including a magnificent sitting room with exposed ceiling timbers and an attractive fireplace with an impressive stone surround, together with a formal dining room ideal for entertaining, with its exposed stone Inglenook fireplace. The farmhouse-style kitchen/breakfast room is fitted with traditional cabinetry and an Aga, and provides ample space for informal dining, whilst a useful utility room and ground floor cloakroom complete the ground floor accommodation.

To the first floor, a spacious landing leads to four generously proportioned double bedrooms, all enjoying attractive outlooks over the gardens and village surroundings. The principal bedroom benefits from a range of fitted wardrobes and its own ensuite bathroom, whilst the remaining bedrooms offer excellent versatility for family living or home working requirements. The family bathroom is notably spacious and fitted with both bath and separate shower facilities.

Throughout the property, an abundance of original features has been carefully retained, including exposed beams, stone walls, timber latch doors and traditional fireplaces, all combining to create a home of considerable charm and authenticity. The versatile layout lends itself perfectly to modern family living whilst maintaining the character and atmosphere expected of a home of this nature.

Outside

Matthews' Cottage sits behind mature planting and established front garden. A gravelled driveway to the right leads under a covered archway to an extensive turning area providing ample off-road parking to the rear of the property. The gardens are situated to the left and are predominantly laid to lawn with well-stocked borders, mature shrubs and seating areas creating a peaceful and private setting from which to enjoy the property's delightful surroundings.

A particular feature of the property is the extensive range of outbuildings and barns set to the rear of the property, including substantial traditional barn structures, workshop and storerooms, which together offer excellent storage, garaging or potential for ancillary uses, subject to any necessary planning permissions and listed building consents. These impressive outbuildings significantly enhance the versatility and appeal of this exceptional village home.





Location

Slawston is a small rural village with a strong community spirit, offering a parish church and village hall, with further local amenities found in the nearby villages of Hallaton and Medbourne. A wider source of shopping facilities can be found at the market town of Market Harborough being approximately 6.5 miles away, also boasting a mainline railway link to London St Pancras in just over an hour. The village itself is surrounded by some of Leicestershire's most attractive rolling countryside.

Tenure: Freehold

Local Authority: Harborough District Council

Listed Status: Grade II Listed. Listing Entry Number: 1334407

Conservation Area: Yes, Slawston Conservation Area

Tax Band: G

Services: The property is offered to the market with all mains services and oil-fired central heating, and solid fuel heating. There is gas available in the village.

Meters: Water meter

Broadband delivered to the property: Fibre broadband

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 modifications for accessibility

Planning issues: None our clients are aware of

Satnav Information: The property's postcode is LE16 7UF, and house name Matthews Cottage







Matthews Cottage, Slawston, Market Harborough, LE16

Approximate Area = 2234 sq ft / 207.5 sq m

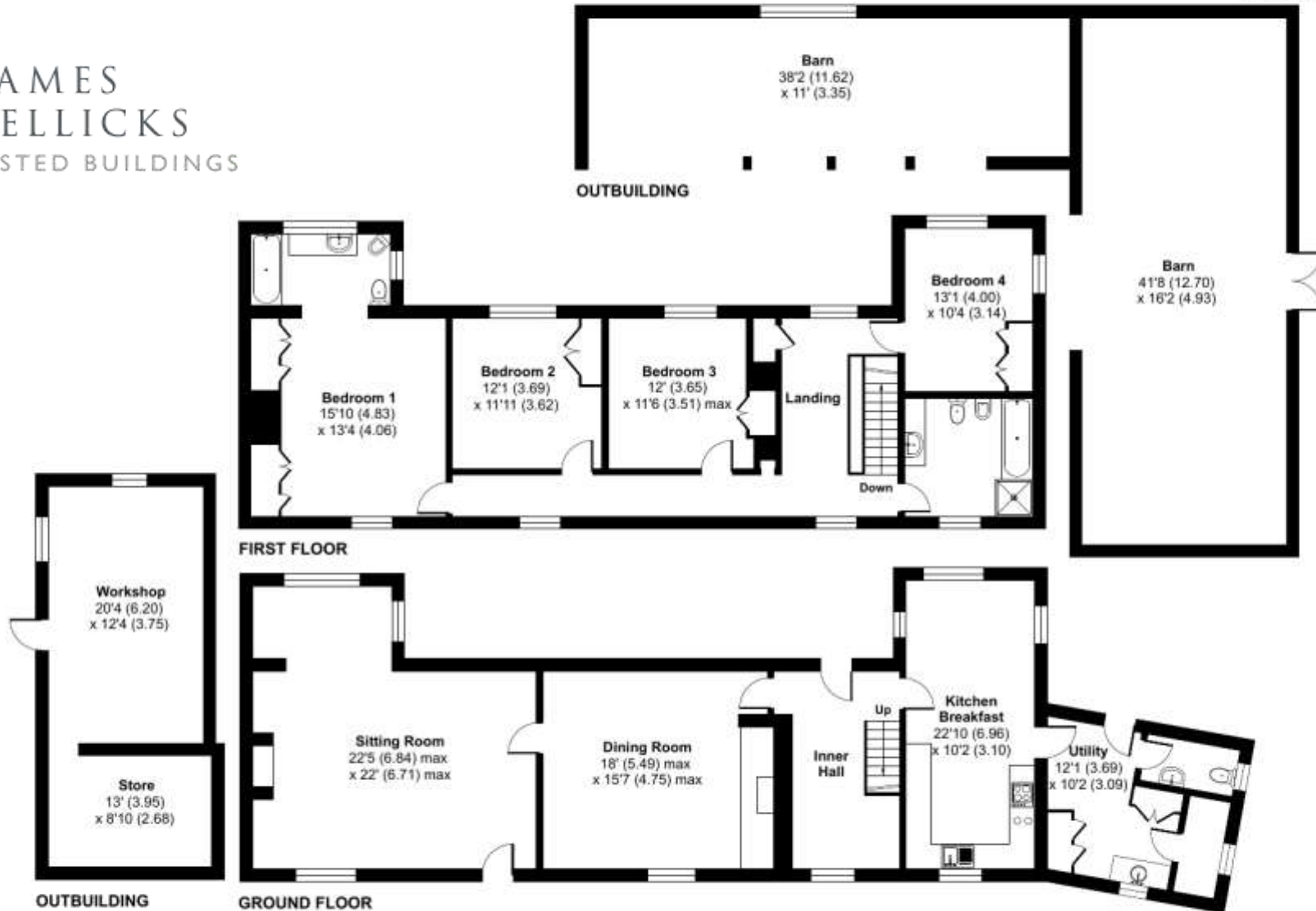
Outbuilding = 1642 sq ft / 152.5 sq m

Total = 3876 sq ft / 360 sq m

For identification only - Not to scale



JAMES
SELLICKS
LISTED BUILDINGS



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026.
Produced for James Sellicks Estate Agents. REF: 1458713

Market Harborough Office
13 Church Street
Market Harborough
LE16 7AA
01858 410008
mh@jamesselicks.com

Leicester Office
01162 854 554

Oakham Office
01572 724437

jamesselicks.com

Please follow us on Instagram:



#teamsellicks

Important Notice

James Sellicks for themselves and for the Vendors whose agent they are, give notice that:

- 1) The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of, an offer or contract. Prospective purchaser(s) and lessees ought to seek their own professional advice.
- 2) All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and their details are given in good faith and believed to be correct. Any intending purchaser(s) should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- 3) No person in the employment of James Sellicks has any authority to make or give any representation or warrant, whether in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Vendors.
- 4) No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let or withdrawn.

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.

