



Spring Cottage
Cranmer Lane | North Kilworth | Leicestershire | LE17 6EX

SPRING COTTAGE





KEY FEATURES

Nestled in the heart of the picturesque village of North Kilworth, Lutterworth, Spring Cottage is a truly enchanting Grade II listed detached home, recently rethatched in reed, brimming with charm and timeless character. Often described as a quintessential “chocolate box” cottage, this beautiful thatched residence presents a rare opportunity to acquire a piece of Leicestershire heritage in a highly sought-after setting.

At the heart of the home lies a breathtaking galleried dining hall with a spectacular vaulted ceiling, creating a wonderfully light and dramatic space ideal for entertaining. The refitted breakfast kitchen seamlessly blends traditional style with modern convenience, while the inviting sitting room, complete with an impressive inglenook fireplace and multi-fuel stove, offers a warm and cosy retreat. A separate breakfast room/snug with its own log-burning stove provides further flexibility for family living.

The accommodation also includes a welcoming inner hall, cloakroom and practical utility room, ensuring everyday functionality complements the home’s character. Upstairs, a galleried landing leads to three generously sized bedrooms, each benefitting from fitted wardrobes, along with a spacious four-piece family bathroom.

Outside, mature front and rear gardens provide delightful spaces to relax and entertain, with ample off-road parking and a single garage adding to the practicality. Positioned adjacent to a designated nature reserve, Spring Cottage enjoys a peaceful, semi-rural outlook whilst remaining well connected to local amenities.

Offered for sale with no upward chain, early viewing is highly recommended to appreciate the charm and individuality of this exceptional home.

Ground Floor

A half-glazed entrance door opens into the beautifully refitted breakfast kitchen, featuring elegant travertine flooring and a range of cream base and eye-level units. Granite and teak work surfaces provide both durability and style, complemented by a Rangemaster cooker with six-ring hob, integrated Neff dishwasher and fridge. A central island offers additional preparation space and informal seating, while a traditional butler’s sink with mixer tap and a useful larder cupboard enhance the cottage aesthetic.

The sitting room exudes warmth and character, with exposed floorboards and ceiling beams adding to its charm. A magnificent inglenook fireplace with multi-fuel stove forms a striking focal point, while windows allow natural light to fill the room.

The versatile breakfast room/snug enjoys a wooden side door opening onto the garden and features an attractive fireplace with timber mantle and log-burning stove — perfect as a cosy family space or additional reception room.

From the inner hall, access is provided to a cloakroom fitted with wash hand basin and WC, along with a utility room housing the Worcester boiler and offering space for laundry appliances.

Stairs rise to the stunning dining hall with vaulted ceiling and minstrel gallery — a truly impressive feature of the home. Exposed cob walling and wooden flooring create a dramatic yet welcoming space, ideal for entertaining or family gatherings.









SELLER INSIGHT

“ When I purchased Spring Cottage in 2012, I had been searching extensively across South and East Leicestershire for something truly special, a character home with presence, warmth and excellent connectivity for work. The moment I found the cottage, I knew it was the one. It had an immediate sense of welcome, cosy yet generous, with distinctive features such as the vaulted dining room ceiling, a beautifully proportioned kitchen, and a charming sitting room with a log fire and study.

North Kilworth proved to be the perfect setting. Exceptionally well connected, with the M1, M6 and A14 close by, and Market Harborough and Rugby stations offering regular mainline services to London in under an hour, it balanced rural peace with practical convenience. With three major airports within easy reach, travel has always been effortless.

What I hadn't fully appreciated until moving in was the strength of the community. North Kilworth has a wonderfully active village life, from the Sports Club, tennis, cricket and bowls, to the Golf Club, soccer, Women's Institute and regular events at the Village Hall and Church. Boating is available at nearby Kilworth Marina and the village is also well served by a highly regarded primary school and excellent secondary schooling nearby, along with good local amenities.

One of Spring Cottage's most unexpected joys is its setting beside the designated Nature Reserve known locally as "The Bogs." With no road beyond, the garden enjoys remarkable tranquillity, the soundtrack is birdsong rather than traffic. Over the years I have seen blackbirds, thrushes, robins, woodpeckers, herons and kingfishers, along with visiting ducks. Wildlife regularly wanders through, squirrels, hedgehogs, even muntjac deer. It is incredibly special to have a nature reserve quite literally at the end of the lane.

From the gate, beautiful walks lead through the reserve to Millennium Green and onward to the canal linking Welford to the marina, or back through the village to the church and open fields. It is a setting that constantly invites you outdoors.

Over the years, the cottage has been thoughtfully enhanced, re-thatching the roof, building a new garage and creating a BBQ hut at the foot of the garden, which has hosted many happy gatherings. The patio is well used throughout the summer months, perfect for relaxed evenings with friends.

Seasonally, the house adapts beautifully. In summer it remains cool and restful and in winter the fire transforms it into a warm and inviting retreat. Christmas here has always been magical, the dining room with its vaulted ceiling and gallery, lends itself wonderfully to celebration. New Year's gatherings have been equally memorable. Children, especially, have always loved the freedom of the garden and the charm of the BBQ hut.

After 12 very happy years, Spring Cottage has given countless memories. It has been a comfortable, welcoming and deeply loved home, one that blends character, community and countryside in equal measure.*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.



First floor

The principal bedroom is a charming retreat, showcasing exposed beams, a front-facing window allowing natural light to pour in, fitted wardrobes and loft access.

Bedroom two also enjoys a front aspect, fitted storage and loft access, providing a comfortable space for guests or family members.

Bedroom three, again featuring exposed beams and a front-facing window, offers a cosy and characterful room ideal as a bedroom, nursery or study.

The family bathroom is beautifully appointed with a stylish white four-piece suite comprising a roll-top bath with mixer tap and shower attachment, separate corner shower cubicle, wash hand basin and WC – combining period elegance with modern convenience.









Outside

Gardens, Parking & Outbuildings

The mature side garden is a particular highlight, enclosed by attractive walling and complemented by established trees and vibrant borders. A patio area provides the perfect setting for al fresco dining, while the predominantly lawned garden offers space for children to play or keen gardeners to enjoy. A pathway gently meanders through this tranquil setting.

At the foot of the garden sits an impressive timber summer house, capable of accommodating up to 15 people – an ideal space for entertaining. Complete with open grill and firepit, it provides a wonderful environment for hosting family and friends throughout the seasons.

The property further benefits from ample off-road parking and a single garage, enhancing everyday practicality.











LOCATION

North Kilworth is a highly regarded rural village in south Leicestershire, positioned between the market towns of Lutterworth and Market Harborough. Surrounded by rolling countryside and open farmland, it offers an idyllic setting that appeals to buyers seeking a quieter pace of life without feeling isolated.

The village has a strong sense of community and retains much of its historic character, with a mix of period cottages, attractive modern homes and working agricultural buildings. At its heart stands the beautiful parish church of St Andrew's Church, which reflects the village's long heritage and adds to its quintessential English charm.

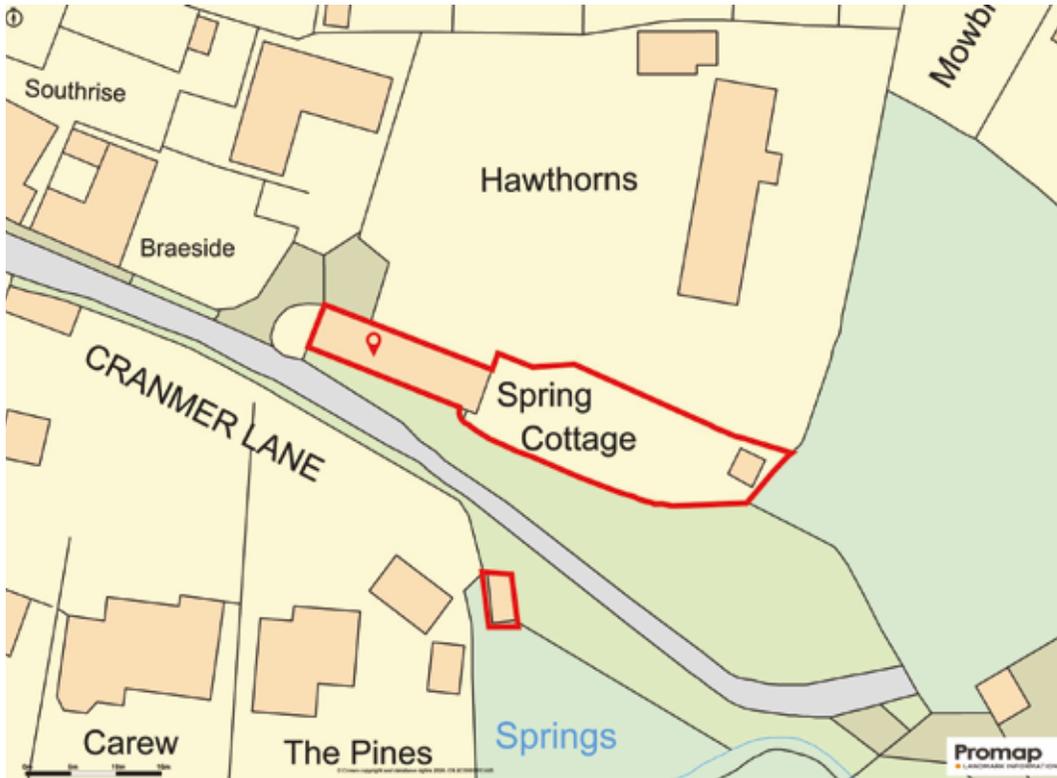
Despite its peaceful setting, North Kilworth remains exceptionally well connected. The nearby A14 and M1 provide straightforward access to Leicester, Coventry, Rugby and beyond, making it popular with commuters who want countryside living within reach of major road networks. Rail services from Market Harborough offer direct links to London St Pancras in under an hour, further enhancing its appeal.

Local amenities include a village pub, primary schooling nearby, and a range of everyday facilities in neighbouring villages and surrounding market towns. For families and outdoor enthusiasts, the surrounding countryside provides extensive walking, riding and cycling routes, along with easy access to reservoirs and nature areas.

Overall, North Kilworth combines rural tranquillity with practical connectivity – a charming Leicestershire village that continues to attract buyers looking for character, community and countryside views.



INFORMATION



Services, Utilities & Property Information

Tenure – Freehold

EPC Rating – E

Council Tax Band – D

Local Authority – Harborough District Council

Property Construction – Brick and Mud walls, timber framed, thatched roof, timber garage

Electricity Supply – Mains

Water Supply – Mains

Drainage & Sewerage – Mains

Heating – Oil fired central heating

Broadband – FTTC Superfast Broadband connection available - we advise you to check with your provider.

Mobile Signal/Coverage – Some 4G and 5G mobile signal is available in the area - we advise you to check with your provider.

Parking – Garage parking for one car and off-road parking for 4 cars.

Special Notes – The property is Grade II listed and in a conservation area.

Directions – Postcode LE17 6EX

Viewing Arrangements

Strictly via the vendors sole agents Sam Funnell 07714515484 & Claire Funnell 07894561313

Website

For more information visit <https://www.fineandcountry.co.uk/rugby-lutterworth-and-hinckley-estate-agents>

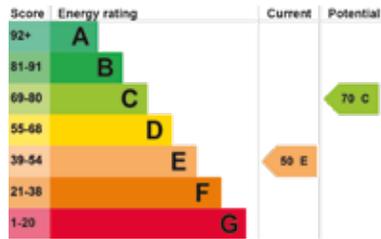
Opening Hours:

Monday to Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 4.30 pm
Sunday	By appointment only

Agent Details

Sam Funnell & Claire Funnell

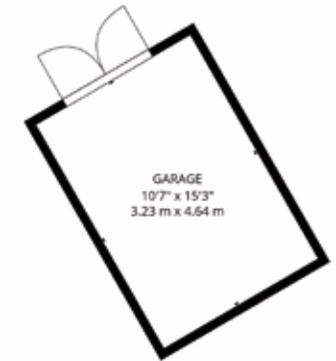




1ST FLOOR



2ND FLOOR



OUTBUILDINGS

TOTAL: 1719 sq. ft, 160 m2
 OUTBUILDINGS: 0 sq. ft, 0 m2, 1ST FLOOR: 970 sq. ft, 90 m2, 2ND FLOOR: 749 sq. ft, 70 m2
 EXCLUDED AREAS: ARCTIC CABIN: 113 sq. ft, 11 m2, GARAGE: 161 sq. ft, 15 m2, OPEN TO BELOW: 222 sq. ft, 21 m2,
 WALLS: 207 sq. ft, 18 m2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. Printed





FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home



CLAIRE AND SAM FUNNELL

PARTNERS AND PROPERTY MARKETING EXPERTS

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Hello, we are Claire & Sam, we are your local luxury property experts covering Warwickshire, Leicestershire and Northamptonshire. Partners in life and business, we have a combined experience of over 50 years in the upper quartile of the market and have delivered remarkable results for our clients during our careers.

Sam took on the role of Branch Partner at Fine & Country in 2011, where he guided his team into a new level of marketing skills and service. As a result, we quickly became the market leader in sales of homes above £500,000 in the region and to date are the number one agent in the Midlands for property sales in this price range.

Claire joined Fine & Country in 2016, where she perfected her marketing skills by launching Fine & Country onto all the key social media channels, one of the first agents in region to utilise this important marketing resource for our client's homes. As a result some of our innovative property videos are being seen by as many as 30,000 potential buyers, that have been targeted according to a buyer demographic, increasing the viewing levels and ensuring the best exposure and price for our sellers.

We have also been very successful in the use of print media and high end lifestyle publications. Coupled with local exposure, we have over 300 offices across the UK and in key destinations across the globe to give your home not only national exposure but international too. Amongst our many locations is our London show room in Park Lane which will provide a unique marketing platform for your home to reach the affluent buyers from the south east that are making moves to the Midlands.

We are all self-employed partner agents at Fine & Country & The Property Experts and as a result you will receive some of the finest service and expertise that the industry has to offer. We will be with you from the very beginning of your journey, where we can design a bespoke marketing plan for your home, to the very end when we give the keys to your new buyer. When appointed by you we will attend all the viewings, allowing us to demonstrate some expert knowledge of your home and ensuring we negotiate a price in excess of our price expectations and choose a buyer that will meet your desired timescales.

We live locally in Rugby with our young family and are always on hand to provide expert advice about local schools, amenities and life in the region.

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation

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