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The Old Hall Cottage

WILLOUGHBY WATERLEYS, LEICESTERSHIRE



A rare opportunity to acquire a distinguished country home of remarkable character, seamlessly blending centuries of heritage with striking contemporary design. This exceptional residence offers an inspired lifestyle, where elegant period features meet thoughtfully curated modern living, all set within a private and beautifully landscaped setting on the edge of a sought-after village.

Period country home dating back to the 1600s • Striking contemporary additions • Bespoke entertaining and lifestyle spaces • 6/7 versatile bedrooms • Beautiful Mediterranean inspired landscaped gardens • Triple garage with additional storage • Abundance of original character features • Elegant courtyard terrace garden • High-quality finishes including parquet flooring, underfloor heating, and air conditioning. • Idyllic edge-of-village setting • High-quality Amtico flooring • Grade II Listed boundary wall

Accommodation

The original heart of the home immediately captivates, where a welcoming reception hall showcases stone flooring, exposed beams, and a wood-burning stove, setting a tone of timeless warmth and refinement. From here, a charming drawing room with panelled walls offers a cosy retreat, while a graceful staircase rises to the first floor. This level reveals three beautifully presented bedrooms, rich with character through exposed timbers and polished wooden floors, all served by a luxurious, recently refurbished shower room with high-end finishes and twin basins.

Flowing effortlessly from the historic core, the impressive barn conversion forms the centrepiece of modern living. Arranged around a picturesque courtyard, the garden room opens into a generous sitting room and dining room, unified by stone flooring and underfloor heating. Natural light pours through Velux windows and French doors, while a striking moss feature wall adds a contemporary flourish. This is a space designed for both relaxed family living and sophisticated entertaining.

At the centre of the home, a bespoke Rotpunkt kitchen delivers both style and substance beneath a vaulted, beamed ceiling. Sleek, handle-free cabinetry is complemented by premium integrated appliances, quartz worktops, and a statement island with breakfast bar. Sliding doors frame views of the courtyard, enhancing the seamless indoor-outdoor connection, while a relaxed seating area provides the perfect spot for informal gatherings or quiet mornings.

Further enhancing the lifestyle offering, a recent extension introduces a stylish bar and entertainment room with a curved feature bar and bi-fold doors opening onto a Mediterranean-inspired courtyard. Adjacent, a well-appointed gym, also with bi-fold doors and vaulted ceilings, offers flexibility as a fitness space or tranquil studio. An office, thoughtfully designed with integrated storage, completes this wing, all unified by high-quality finishes including parquet flooring, underfloor heating, and air conditioning.

A second wing provides additional bedroom accommodation and luxurious bathing facilities. A spa-inspired family bathroom features a rainfall shower, corner bath, and twin basins, while further bedrooms on the upper-level offer versatility, including a principal suite with adjoining shower room and dressing area. Practical elements such as a boot room and utility space are seamlessly integrated, ensuring the home is as functional as it is beautiful.







Outside

Approached via a shared gravel driveway, and then a private driveway, the property makes an immediate impression, with a triple garage with EV charging point and mature landscaping framing the setting. Lawned areas, established trees, and elegant boundary detailing create a sense of privacy and arrival, while offering a glimpse of the architectural charm beyond.

The gardens are a true extension of the home's lifestyle appeal. At its heart lies a stunning courtyard terrace, enclosed by the barn conversion to create a sociable and sheltered space ideal for entertaining. Beyond, a south-facing Mediterranean-inspired garden provides a tranquil retreat, complete with curated planting and sun-drenched seating areas. With additional lawned spaces for recreation and convenient secondary access, the grounds perfectly balance beauty, practicality, and seclusion.

Location

The property is located off Ashby Lane in the conservation area in the picturesque village of Willoughby Waterleys, approximately ten miles south of Leicester and is surrounded by attractive open countryside.

The location provides convenient access to Market Harborough and Leicester city, both offering comprehensive shopping facilities and mainline rail services to London St Pancras as well as access to junction 20 of the M1 at Lutterworth.

Schooling can be found in the nearby village of Countesthorpe, around 3 miles away, such as the Good-rated Greenfield Primary and Countesthorpe Academy. There's also a range of school, parks and sports clubs, and a health centre, church and village hall. For your day-to-day needs, you'll find a Tesco, Co-op and several pubs and restaurants.





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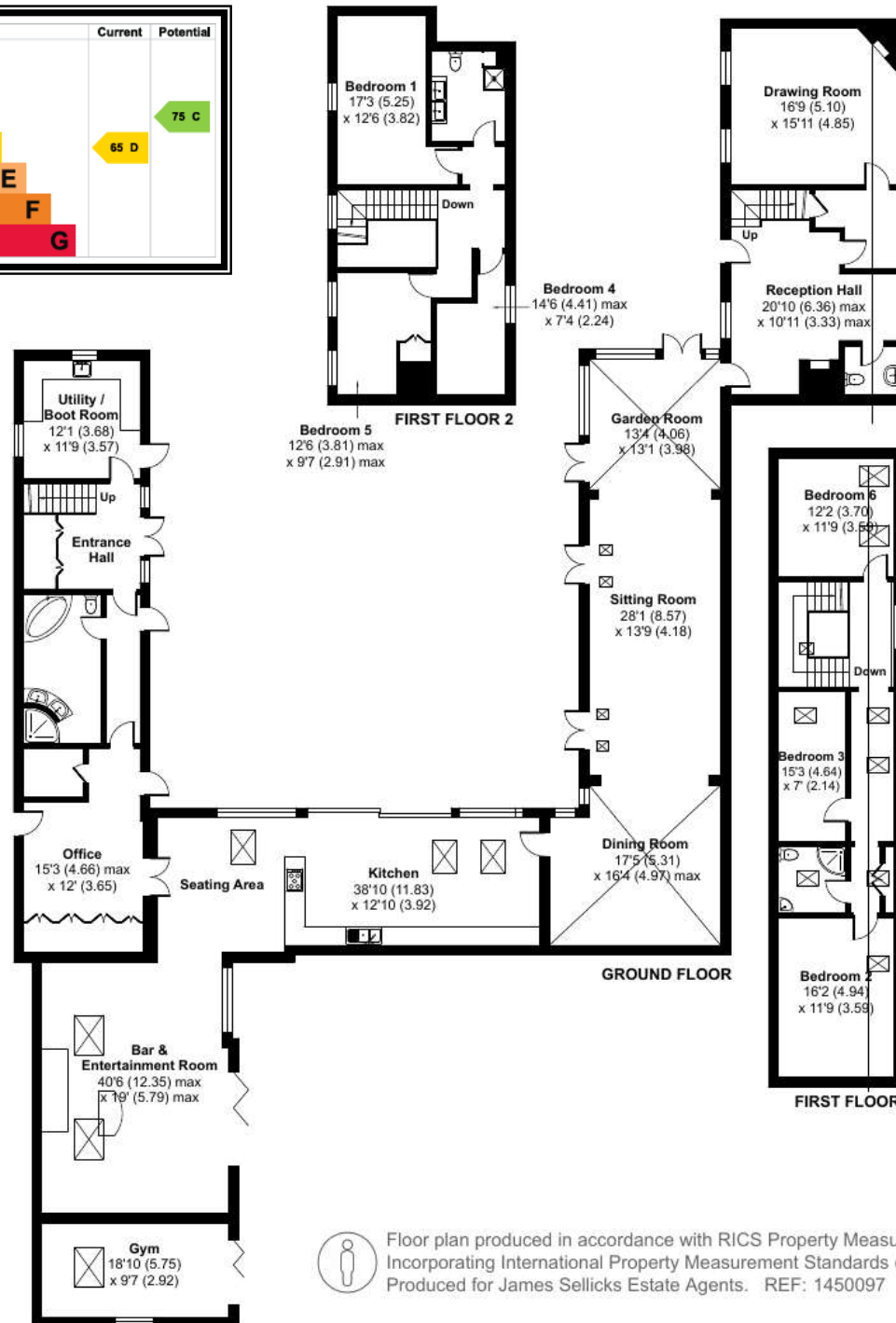


The Old Hall Cottage, Ashby Lane, Willoughby Waterleys LE8 6UB

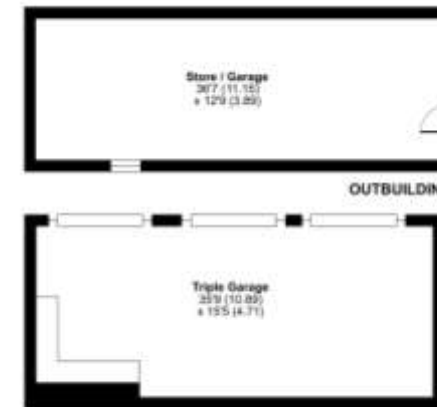
Approximate Area = 4626 sq ft / 429.7 sq m
 Garage = 552 sq ft / 51.2 sq m
 Outbuildings = 649 sq ft / 60.2 sq m
 Total = 5827 sq ft / 541.3 sq m

For identification only - Not to scale

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	75 C
39-54	E		
21-38	F		
1-20	G		



- Tenure: Freehold
- Local Authority: Harborough District Council
- Listed Status: Grade II Listed boundary wall. Listing Number 1295039
- Conservation Area: Yes – Located in Willoughby Waterleys Conservation Area
- Tax Band: F
- Services: The property is offered to the market with all mains services and gas-fired central heating
- Loft: Boarded, insulated with ladders
- Broadband delivered to the property: FTTC
- Non-standard construction: Believed to be of standard construction
- Wayleaves, Rights of Way, Rights of Access & Covenants: Yes. HM Land Registry Title available on request
- Flooding issues in the last 5 years: No
- Accessibility: Two storey dwelling. There are three steps from the driveway to the front garden
- Planning issues: None our clients are aware of
- Satnav Information: The property's postcode is LE8 6UB



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2026. Produced for James Sellicks Estate Agents. REF: 1450097

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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.

