



STONELEIGH COTTAGE

SHEARSBY, LEICESTERSHIRE

JAMES
SELICKS

Sales • Lettings • Surveys • Mortgages



Sales • Lettings • Surveys • Mortgages

Stoneleigh Cottage

Shearsby,
Lutterworth, Leicestershire

An extraordinary village home on a deceptive corner plot with beautiful gardens, a separate detached cottage and exquisite accommodation extending to approximately 2800 Ft².

Prime village location | Beautifully maintained and stylishly fitted throughout | Detached self-contained two bedroom cottage | Huge open plan living kitchen to the rear | Three bedrooms | Quality bathroom suites | Balcony | Private walled gardens over three distinctive tiers |

ACCOMMODATION

The main accommodation is approached through double gates to an attractive green Oak canopy porch, which in turn leads to an entrance hall with an Oak floor with LED lit staircase with understairs cupboard and a classy cloakroom off.

The vast open plan kitchen, dining and living area orientates over the rear gardens, has a matching Oak floor and an excellent range of handmade cabinets with integrated appliances. A large island unit provides additional work surfaces and a three person breakfast bar, an American fridge freezer, a range cooker with an extractor unit over and an integrated dishwasher will be included within the sale. There are wall to wall doors and a window with plantation shutters lead directly onto a rear patio and the lower tier of the garden, which is principally lawned with a pathway leading to the cottage. A large utility room provides further store cupboards, external access, and a washing machine and tumble dryer are also included within the sale.

The sitting room is to the front to the property and has an Oak floor, feature fireplace and is beautifully proportioned and light.

The staircase leads to a large landing with cupboards and office space, together with a door to a large balcony providing splendid views over the garden and an ideal place for a coffee in the morning. The master bedroom suite and guest bedroom both have access to this terrace through a choice of French windows. There are two further bedrooms and a separate family bathroom. The master bedroom suite has a superb ensuite.

DETACHED COTTAGE

The cottage can be accessed directly from the front courtyard, and oozes character with a door leading directly onto a very well fitted dining kitchen with a timber floor and an excellent range of cabinets and appliances, there is exposed brickwork adding to the character. A sitting room off is similarly finished with boarded floor and a staircase leads to the first floor, and French doors to the garden. The first floor offers two double bedrooms and a well fitted shower room. The cottage provides superb potential to serve as a guest suite/home office/dependant relative. It also provides the potential for extra income by way of an AirBnB or rental.

OUTSIDE

The walled garden without doubt is one of the principal features of this property, the lower tier has a shaped lawn and a large garden store. The upper tier provides a substantial flagstone terrace with pergola and a pathway leading to an upper tier with clever planting, deep borders and a further entertaining space.

LOCATION

Shearsby is a highly regarded south Leicestershire village. Its popularity is derived not only from the quality of the housing stock and access to some of the County's most attractive countryside, popular village pub and church. The area is well placed for neighbourhood shopping in Kibworth. A wider range of amenities can be found in in Leicester city centre and the market town of Market Harborough both less than ten miles distant and offering mainline connection to London St. Pancras in less than one hour.

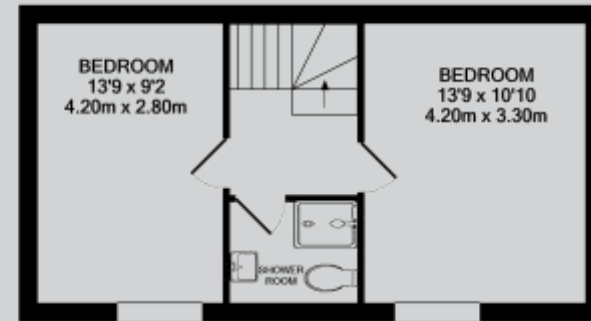
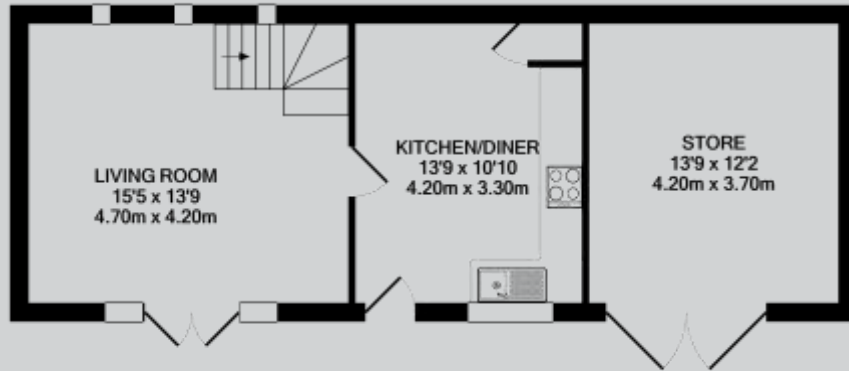
DIRECTIONAL NOTE

From the A5199 turn into the village of Shearsby. Continue along Back Lane, take the second left turn into The Square, where the property is the first on the left.





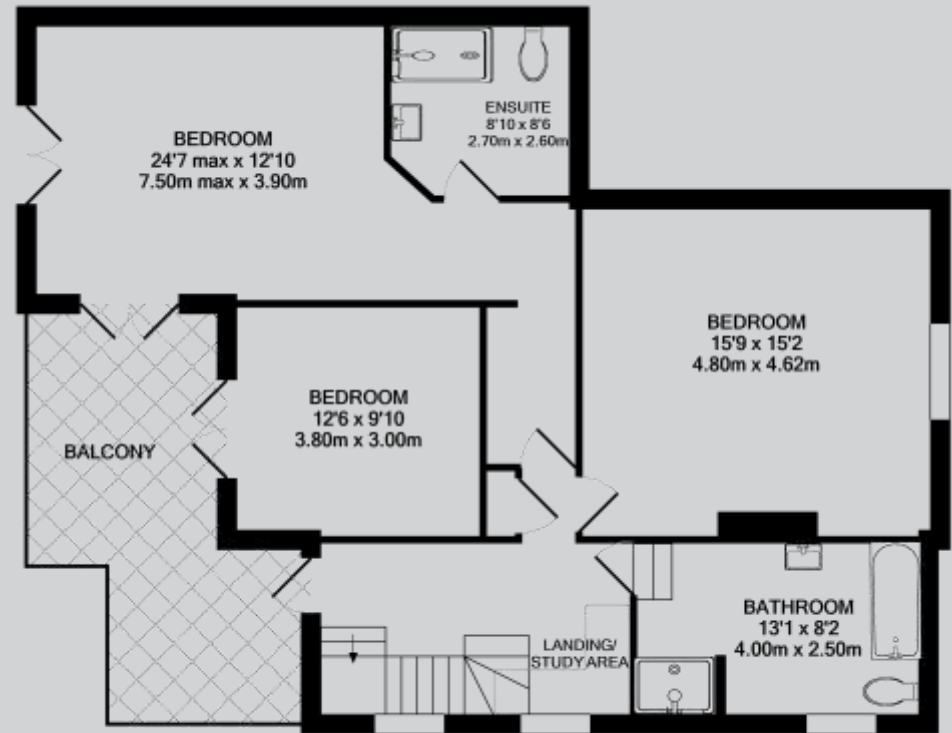
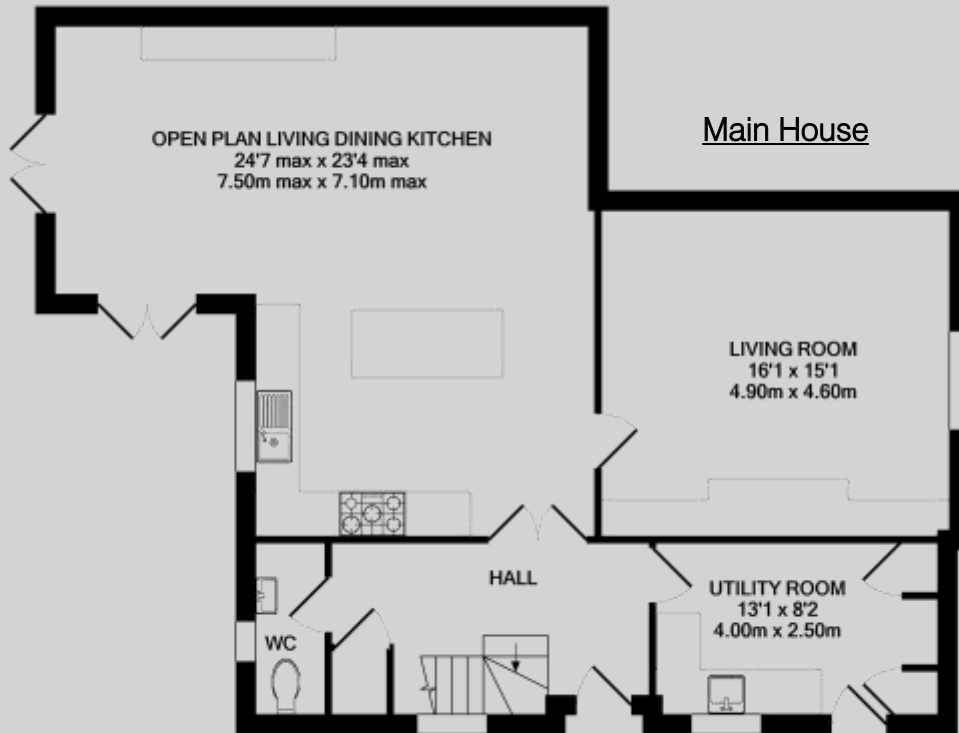
House Approx Gross Internal Floor Area = 178 sq/m – 1916 sq/ft
 Annexe Approx Gross Internal Floor Area = 82.7 sq/m – 890 sq/ft
 Total Approx Gross Internal Floor Area = 260.7 sq/m – 2806 sq/ft
 Measurements are approximate. Not to scale. For illustrative purposes only.



Annexe

GROUND FLOOR

1ST FLOOR



GROUND FLOOR

1ST FLOOR



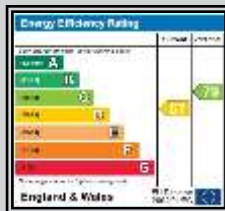
Market Harborough Office
13 Church Street
Market Harborough LE16 7AA
mh@jamesseelicks.com
01858 410008

Oakham Office
01572 724437

Leicester Office
0116 285 4554

London Office
0207 839 0888

www.jamesseelicks.com



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 warranty, 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.

Measurements 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.

Sales • Lettings • Surveys • Mortgages