



JAMES  
SELICKS

## 4 Gold Street

CLIPSTON, MARKET HARBOROUGH, LEICESTERSHIRE, LE16 9RR

OFFERS OVER: £500,000



A delightful period cottage offering a wealth of original features, which benefits from a fantastic one-bedroom annexe with sitting room and bathroom in the rear garden. All set within pretty cottage gardens in the popular village of Clipston.

Period cottage • Porch & Entrance Hall • Sitting room • Dining room open to kitchen • Utility area with WC off • Three bedrooms • Shower room • Annexe with a sitting room, bedroom & ensuite shower room • Garage/workshop • Driveway • Pretty cottage gardens to the front • Rear block paved courtyard • Popular village location

#### Accommodation

This charming quintessential cottage is entered via double wooden doors into a porch, and then into a spacious reception hall with a window to the front elevation, original quarry tiled flooring, a brick fireplace, exposed ceiling beams and stairs rising to the first floor behind a wooden door. To the right is the generous sitting room, accessed via steps down and through a door. It has a feature open fireplace with a log burning stove set on a slate hearth and a wooden mantle taking centre stage. This room also features original exposed beams and to the rear are French doors and a window to the rear courtyard garden.

To the left from the entrance hall is a spacious dining room, which has a window to the front elevation, engineered oak flooring, exposed ceiling beam, spotlights, and an open brick fireplace with a stone surround and slate hearth. This room is open to the kitchen which has a range of sage green eye and base level cupboards and drawers with a solid oak worktop over. Two windows are positioned to take in views of the rear courtyard, with one having a Belfast sink with chrome swan neck mixer tap beneath. There are contemporary tiled splashbacks and space and plumbing for a freestanding dishwasher, and space for an under-counter fridge. A nook provides space for a range style cooker with an extractor hood over. The flooring is fully tiled, and this continues through into a utility area which has a sink, further cabinets with worktop area, space and plumbing for a washing machine and a door into the garage/workshop. Beyond the utility is a ground floor WC.

Stairs rise to the first-floor landing. To the far end is the master bedroom which has a window to the front elevation and a built-in storage cupboard/wardrobe. Bedroom two is located to the other end of the landing, and this room also has a window to the front elevation and an original fireplace opening with a cast iron grate set within with a wooden shelf over. A door gives access into another room, which has a window to the rear, and these two rooms are thought suitable for use as a master bedroom with a nursery/dressing room off. In addition, is a built-in storage cupboard/wardrobe. Bedroom three has a window to the front and is currently used as a study. The family shower room has been refitted to provide a contemporary suite comprising a low flush WC, a sink into a vanity unit with storage beneath, built in storage cupboards, and a large, tiled shower enclosure with a glass screen and a large waterfall shower head. There are spotlights and high-quality vinyl flooring.

#### Outside

To the front of the property is a pretty cottage garden mainly enclosed by a brick wall. A wrought iron gate gives pedestrian access via a path to the front door. There are lawned areas bordered by stocked flower beds. To the left, via double wrought iron gates is the driveway providing off road parking for one vehicle. Beyond here are double wooden doors which lead into a garage/workshop and in turn via a personnel door into the utility area. A further door gives access to a further store. To the rear of the property is a low maintenance block paved courtyard garden with a central raised paved area with flower beds and timber planters. A door gives access to further storage within an outhouse.





### Annexe

From the courtyard steps lead up to the annexe, which is thought suitable for use as a teenager/guest suite, an Airbnb, or joined to the principal accommodation. To the ground floor is a spacious bedroom with two windows to the rear elevation. A door leads into the contemporary ensuite shower room with a low flush WC, rectangular wash hand set within a vanity unit with storage beneath and a fully tiled shower enclosure. Stairs rise to a first-floor generous sitting room which has two windows to the front elevation, exposed beams and exposed floorboards.

### Location

Clipston is located south of Market Harborough on the borders of Leicestershire and Northamptonshire. This attractive and vibrant village has a pub, a church and a primary school as well as offering a great selection of lovely rural walks in the surrounding undulating countryside.

Nearby Market Harborough offers excellent recreational and shopping facilities including supermarkets, a large leisure centre, a theatre and market, as well as a mainline station to London St Pancras taking approximately one hour. The A14 is close by giving good access to the East Midlands road network.

Clipston is in easy reach of a host of independent schools including Maidwell, Spratton Hall, Uppingham, Rugby and Oakham. It is also in the catchment area for Guilsborough.

### Satnav Information

The property's postcode is LE16 9RR, and house number 4.











## Gold Street, Clipston, Market Harborough, LE16

Approximate Area = 1374 sq ft / 127.6 sq m (exclude store)

Annexe = 539 sq ft / 50 sq m

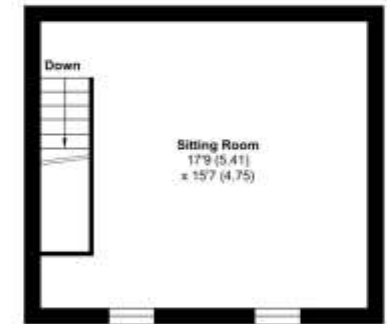
Outbuilding = 11 sq ft / 1 sq m

Total = 1924 sq ft / 178.6 sq m

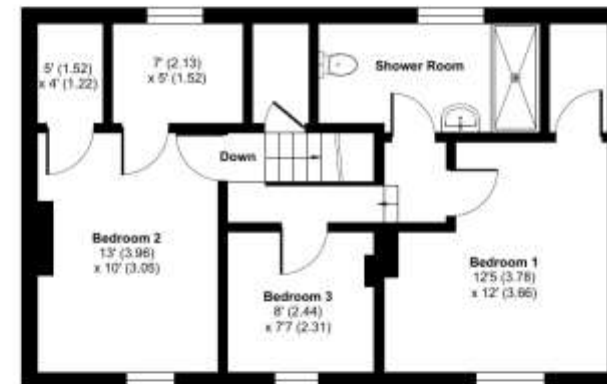
For identification only - Not to scale



ANNEXE GROUND FLOOR



ANNEXE FIRST FLOOR



FIRST FLOOR



GROUND FLOOR

Tenure: Freehold

Local Authority: West Northants Council (Daventry)

Listed Status: Not Listed

Conservation Area: No

Tree Preservation Orders: None

Tax Band: C

Services: The property is offered to the market with all mains services and oil-fired central heating.

Broadband delivered to the property: FTTC

Non-standard construction: Believed to be of standard construction

Flooding issues in the last 5 years: None

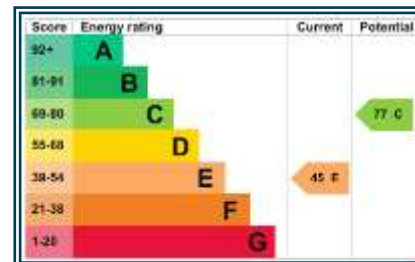
Accessibility: Two storey dwelling. No accessibility modifications.

Cladding: None

Planning issues: None which our clients are aware of

Coastal erosion: None

Coal mining in the local area: None



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.  
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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.



## ANNEXE



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