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OFFERS OVER: £650,000

## Brook Cottage

CHURCH LANE, HUNGARTON, LEICESTERSHIRE, LE7 9JX



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LISTED BUILDINGS







Sitting on a superb plot of approximately 0.48 acres and flanked by some of Leicestershire's most beautiful rolling countryside; is this charming Grade II Listed four-bedroom detached cottage, which boasts an additional bedroom in the detached annexe, thought ideal for teenagers, elderly relatives or Airbnb. Both presented in a beautiful condition by its current owners to an impeccable standard.

This stunning property presents beautifully as it is, or it is thought suitable for further extensions and remodelling, subject to planning and Listed Building consents. There is a lapsed planning consent to add an ensuite bathroom to the first floor off the master bedroom and an orangery off the sitting room.

Grade II Listed Cottage • One bedroom self-contained annexe • Completely renovated • Sitting room • Snug • Kitchen • Dining room • Four bedrooms • Nursery/Study • Bathroom • Delightful gardens • Store • Total plot approx. 0.48 acres

#### Accommodation

This superb property is entered into the entrance hall via a solid wood front door, it has cloak hooks and beautiful limestone flooring. A glazed and wooden door gives access to the stairs rising to the first-floor landing, an understairs storage cupboard, and it is open to a rear lobby with a glazed and wooden door to the rear elevation, a door to the kitchen, further cloak hooks and limestone flooring. A utility room has a window to the side elevation, a low flush WC, brass heated towel rail, Shaws undermounted butlers sink with Burlington taps and shower attachment, with an oak surround and cupboards under. There are further storage cupboards, a Samsung EcoBubble washer dryer below and limestone flooring.

The snug has a window to the front elevation, built in shelving and cupboards flanking the chimney breast which has a feature fireplace with wooden surround and a cast iron log burner set on a slate hearth which compliments the limestone flooring. The dining room has a window to the front elevation and a window seat beneath with storage, panelled walls, exposed ceiling beams and striking oak flooring.

A beautiful bespoke kitchen has an excellent range of wooden handmade eye and base level units and drawers with solid oak worktops over. Integrated appliances include a Hoover dishwasher, a Samsung fridge freezer, Smeg induction cooker with Finder tiled splashbacks, a Hoover wooden hood over, and built-in bin drawers. There are original exposed ceiling beams and a limestone floor.

The sitting room has a dual aspect with windows to the front and rear, and French doors to the side leading to the entertaining terrace and garden beyond, all creating a wonderfully light filled room, with a beautiful oak floor.

An original wooden return staircase rises to the first-floor landing, which has a window to the rear elevation. The master bedroom has a window to the side elevation enjoying fantastic countryside views and a further window to the front elevation. There is an excellent range of built-in wardrobes. Bedroom two is situated at the front of the property and has a window to the front. Bedroom three also has a window to the front and built in wardrobes and bedroom four has a window to the side elevation. A nursery/study has a window to the front elevation. The family bathroom completes this beautiful country home and has a window to the side elevation, a double shower cubicle, a stunning freestanding ball and claw foot bath, a low flush WC, pedestal wash hand basin, built in shelving, an airing cupboard, part panelled and tiled walls, and a tiled floor.





### The Annexe

A stable door gives access into the entrance hall which has an oak floor, and a door into the bathroom, and a door into the sitting room. The sitting room has French doors and windows to the rear elevation, a window to the front with the doors leading to onto its own private terrace with views over the garden and countryside beyond.

The sitting room has vaulted ceiling with exposed beams and oak flooring, and this is open plan into the kitchen with a good range of solid wood eye and base level units and drawers with solid oak worksurfaces over, an undermounted sink with hot water tap over, Worcester wall mounted boiler housed within matching cabinetry, a Smeg hob with Smeg wooden hood over and Smeg oven under, a Samsung freestanding dishwasher. The bedroom has a vaulted ceiling with exposed beams and a window to the front, with a further Velux window and a door to the shower room. There is a Velux window with exposed beams, shower cubicle with an electric Triton shower, low flush WC, pedestal wash hand basin, heated chrome towel rail, part tiled walls and a tiled floor.

### Outside

The property is approached via a quiet lane to a cul-de-sac. The plot is entered into a gravelled courtyard behind a five-bar wrought iron gate, which leads to car standing for four vehicles. Brook Cottage sits to the right and the annexe sits to the left. Attached to the annexe is a store with doors, shelving and power and lighting. Beyond the driveway are steps down to a superb south facing rear garden mainly laid to lawn with several patio entertaining areas with mature flower beds with a beautiful array of plants. Trees afford privacy either side of the garden, and the boundary finishes with the brook at the bottom.











Annexe & Garage



Annexe Sitting Room

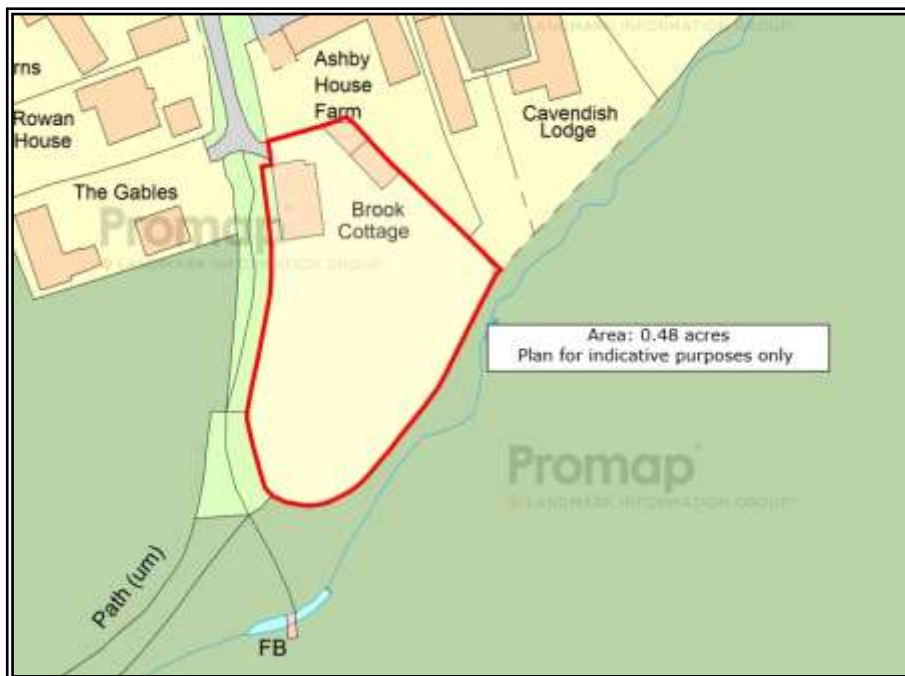


Annexe Bedroom



Annexe Shower Room





#### Location

Hungarton is a thriving village with a strong sense of community offering a parish church, a village hall, tennis court and play area, and a popular pub. A wider range of amenities are available within nearby Billesdon village which offers a GP surgery, village store and post office. Market Harborough offers niche shopping, supermarkets, and a mainline railway connection to London St. Pancras whilst Leicester to the west, provides amenities normally associated with a city centre. The village is surrounded by some of Leicestershire's most attractive rolling countryside.

#### Satnav Information

The property's postcode is LE7 9JX, and house name Brook Cottage.

**Tenure:** Freehold

**Local Authority:** Harborough District Council

**Listed Status:** Grade II Listed. Listing Number: 1074824

**Conservation Area:** Hungarton Conservation Area

**Tree Preservation Orders:** Any trees at the property would be subject to a TCA (Tree in a Conservation Area)

**Tax Band:** F

**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

**Wayleaves, Rights of Way & Covenants:**

**Flooding issues in the last 5 years:** None

**Accessibility:** Two storey dwelling. No accessibility modifications

**Planning issues:** None which our clients are aware

## Brook Cottage , Church Lane, Hungarton, LE7

Approximate Area = 1647 sq ft / 153 sq m

Limited Use Area(s) = 38 sq ft / 3.5 sq m

Annexe = 441 sq ft / 41 sq m

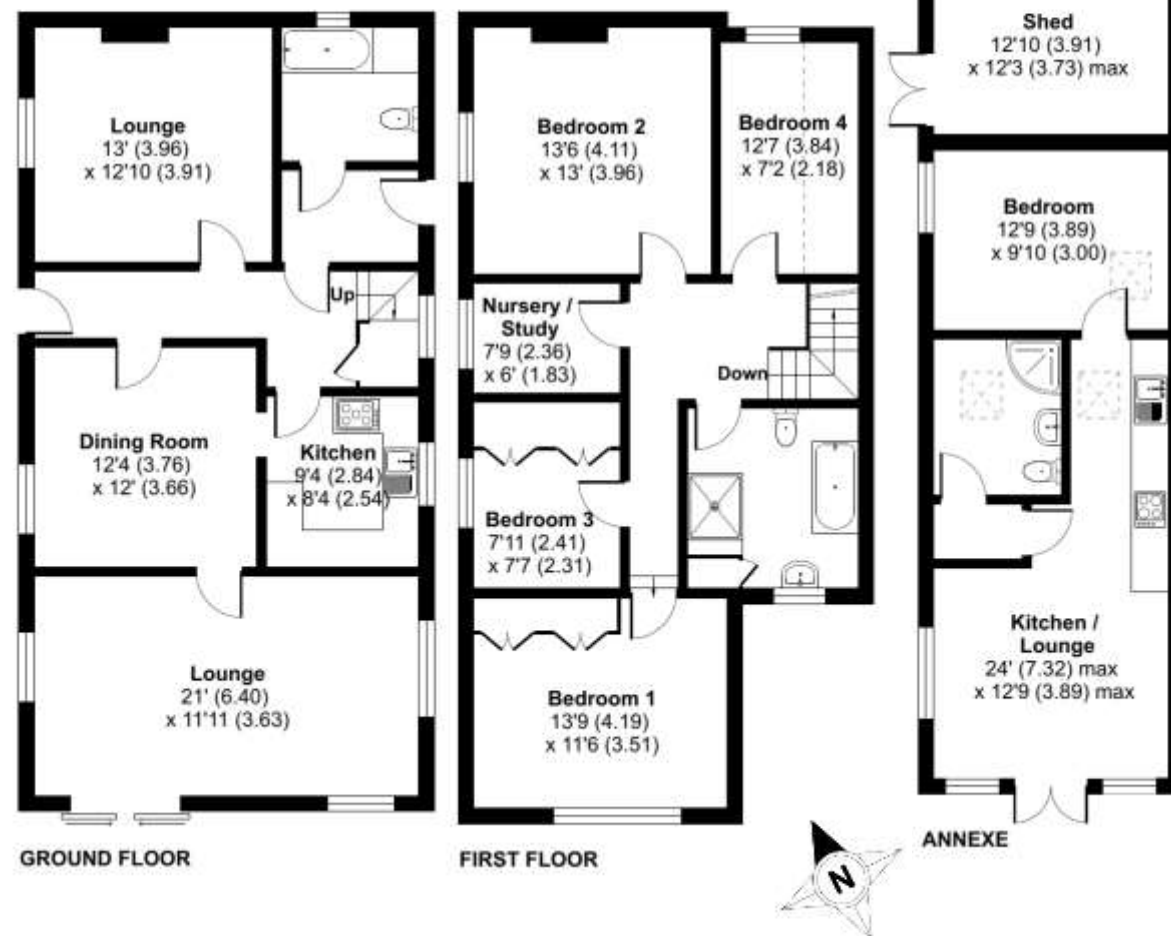
Shed = 134 sq ft / 12.4 sq m

Total = 2260 sq ft / 210 sq m

For identification only - Not to scale



Denotes restricted head height





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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.



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