

# May Cottage

RUSHES LANE, LUBENHAM, MARKET HARBOROUGH



JAMES  
SELICKS  
LISTED BUILDINGS

JAMES  
SELICKS







A stunning, Grade II listed three-storey Georgian cottage dating back to 1790, offering superb and immaculately presented. Set on a generous plot in the heart of Lubenham, a thriving south Leicestershire village, located just a short distance from Market Harborough, and its town centre and rail connection to London St Pancras in under an hour. The property is offered to the market with the added benefit of no upward chain.

Grade II listed cottage dating back to 1790 • Three-storey layout with beautifully presented interior • Vaulted kitchen with beams, Velux windows, and appliances • Light-filled garden room and cosy sitting room with open fire • Three bedrooms, including ensuite master on top floor • Stylish family bathroom with rainfall shower • Charming features like beams, brickwork, and fireplaces • Private rear garden with patio, lawn, and summerhouse • Driveway and garage with WC, power, and lighting • Sought-after village location, near Market Harborough •

#### Accommodation

May Cottage is a beautifully presented, characterful home, accessed via a wood effect front door with glazed panel, leading into a welcoming entrance hall. Here, exposed beams lend rustic charm, complemented by a useful storage cupboard, understairs storage, and a staircase rising to the first-floor landing. The hall opens seamlessly into the kitchen, creating a sense of modern open flow living to a beautiful period home.

The breakfast kitchen is a truly impressive space, boasting a vaulted ceiling with exposed beams, illuminated by four Velux windows to the front, flooding the room with natural light. A comprehensive range of eye and base level units, display cabinets, and deep drawers are set beneath sleek work surfaces. A one-and-a-quarter ceramic sink with drainer is perfectly positioned beneath a rear-facing window to enjoy delightful garden views. Integrated appliances include a fridge, dishwasher, and washing machine, while a Stoves range cooker is elegantly housed within a charming chimney breast recess. Additional features include a breakfast bar ideal for casual dining, a Worcester boiler, and attractive tiled flooring throughout.

Flowing from the kitchen, the dining room enjoys a bright and airy atmosphere, with a window to the side and two further windows to the rear overlooking the garden. The space is ideal for formal entertaining or relaxed family meals and continues with the tiled flooring for a cohesive finish.

The garden room, accessed from both the kitchen and the entrance hall, is bathed in natural light from its triple-aspect glazing. Faux wooden ceiling beams, exposed brickwork, and tiled floors give the space a cozy yet light and airy feel, perfect for reading, relaxing, or enjoying the garden year-round.

The sitting room to the front of the house is rich in character, featuring windows to both the front and side elevations, exposed ceiling beams, and a charming open fireplace with a wooden mantle, cast iron surround and a slate hearth creating a wonderful focal point to the room. Please note our client has not used the fireplace for a number of years, and the chimney may need to be tested.

Stairs rise to the first-floor landing, where a striking arched picture window and exposed beams enhance the cottage's period charm. This level offers two double bedrooms: bedroom two with a front-facing window and exposed beams, and bedroom three enjoying rear garden views. The family bathroom completes the first floor and is well-appointed, with a panelled bath featuring a rainforest shower and handheld attachment, a wash hand basin set atop a vanity unit, low-flush WC, heated chrome towel rail, part-tiled walls, tiled flooring, and a front-facing window.

A further staircase leads to the second-floor landing, which includes loft access and a window overlooking the rear garden. The master bedroom is a delightful space, with a front-facing window and the benefit of a private ensuite shower room, complete with a double shower cubicle, Savoy sink set within a vanity unit, chrome heated towel rail, storage cupboard, and a window to the front elevation.





### Outside

Externally, the property continues to impress. The front courtyard is neatly hard landscaped with gravel and paving, framed by mature planting. To the side, a gravelled driveway provides generous off-road parking and leads to a detached garage fitted with power, lighting, an up-and-over door, side personnel access, and the convenience of a low-flush WC.

The rear garden is delightful, private and thoughtfully landscaped. A large, paved terrace offers a superb space for outdoor entertaining, leading onto a well-kept lawn. Raised vegetable beds, a wooden summerhouse, garden shed, and richly planted borders complete the scene, all enclosed by hedging and fencing for privacy.

### Location

Lubenham is a small rural village located just 1.5 miles from the market town of Market Harborough. The village contains a 12th century church, primary school, public house, village hall, horse livery and recreational ground. The area is well known for its scenic quality, ideal for dog walking, horse riding and walking.

The town of Market Harborough is 40 to 45 minutes' walk, as well as being a short 1.5-mile drive by car. The town contains a good range of everyday facilities, commercial centre, leisure centre and golf club. The city of Leicester to the north provides a more extensive array of commercial, shopping and leisure facilities. A main line rail service connects with London St Pancras in little under an hour.







**Approximate Gross Internal Area 1344 sq ft - 125 sq m  
(Excluding Garage)**

Ground Floor Area 676 sq ft – 63 sq m

First Floor Area 393 sq ft – 36 sq m

Second Floor Area 275 sq ft – 26 sq m

Garage Area 193 sq ft – 18 sq m

**Tenure:** Freehold

**Local Authority:** Harborough District Council **Tax Band:** E

**Listed Status:** Grade II Listed. Listing number: 1294204

**Conservation Area:** Yes - Lubenham Conservation Area

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

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

**Broadband delivered to the property:** FTTP

**Non-standard construction:** Believed to be of standard construction

**Wayleaves, Rights of Way & Covenants:** Yes, the owners of the property to the south have the right to let water and waste flow through underground drains that run under this property. They must pay their fair share of the maintenance for these drains.

**Flooding issues in the last 5 years:** Yes, limited to the driveway only. The driveway was flooded by surface water in January 2024 due to a torrential downpour. The neighbouring driveway also was affected.

**Accessibility:** Accommodation over three floors. No modifications

**Planning issues:** None which our client is aware of

**Satnav Information**

The property's postcode is LE16 9TN, and house number 12.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.









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

Leicester Office  
01162 854 554

Oakham Office  
01572 724437

[jamesseelicks.com](http://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 warrant, 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.

#### 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.



JAMES  
SELICKS

