



JAMES
SELICKS

Keepers Cottage
BILLESDON, LEICESTERSHIRE



A delightful and peacefully located village home, offering three bedrooms along with a self-contained annexe, perfect for multi-generation households or a guest suite, set conveniently close to all village amenities.

A delightful and peacefully located village home • Three bedrooms to the main house & a self-contained one bed annexe • Breakfast kitchen with integrated appliances, range cooker, and dual-aspect windows overlooking the garden • Flexible ground floor layout including a sitting room with French doors, dining room, shower room, and a family room/study/optional bedroom • Principal bedroom with dual-aspect windows, built-in wardrobes, and an ensuite bathroom • Guest bedroom featuring a large ensuite shower room and similar charming views • Compact study on the first floor, ideal for home working or quiet reading • Delightful rear garden with raised lawn & spacious patio entertaining area • Ample off road parking •

Accommodation

A welcoming entrance hall provides access to the rear garden, utility room, and the main house, via a beautifully appointed breakfast kitchen. This well-equipped space features an extensive range of fitted base, drawer, and eye-level cabinets, complemented by integrated appliances including a range cooker, dishwasher, and refrigerator. Dual-aspect windows fill the room with natural light, with views to the rear over a charming garden that boasts a raised lawn and a generous terrace, all backing onto open countryside.

An inner hallway leads to the remainder of the ground floor accommodation, which includes a door to the terrace, a ground floor shower room with a stylish three-piece suite, and a delightful sitting room with French doors opening onto the garden. Double doors connect this room to a formal dining area. A versatile family room, also suitable as a bedroom, adds to the flexibility of the layout.

Upstairs, a spacious landing gives access to two generously proportioned double bedrooms. The principal bedroom enjoys dual-aspect windows with picturesque views, built-in wardrobes, and a private ensuite bathroom featuring a three-piece suite with a shower over the bath. The guest bedroom also benefits from beautiful views and is served by a large ensuite shower room. The accommodation is completed by a compact yet functional study, ideal for home working or quiet reading.

Annexe

The annexe, formerly a double garage, enjoys its own private entrance via double doors and has been thoughtfully converted into a self-contained living space. It features a well-appointed living kitchen area with fitted units, complemented by an ensuite shower room with a contemporary three-piece suite. An open staircase leads to a bright and airy bedroom on the upper level, illuminated by Velux roof lights.

Outside

Keepers Cottage is accessed via a private road leading to a paved forecourt, offering generous parking for multiple vehicles. To the rear, the garden enjoys a raised lawn and an expansive, well-designed paved patio area ideal for outdoor entertaining. Separate gated access connects the front and rear of the property, while a discreetly positioned paved area provides space for garden sheds or a secure enclosure for dogs.

Location

Billesdon is a thriving east Leicestershire village situated equally between Leicester, Market Harborough and Oakham, just off the A47. The village offers an unrivalled range of amenities for a village of modest size, with a doctor's surgery, village store, post office, community centre, village school, two public houses and numerous clubs and societies creating a genuinely strong community spirit. There are wider choices for education in the local area, with access to Church Langton Primary School, Great Glen, Oakham, Uppingham, Oundle and Stamford. Hallaton and Tugby primary schools are also nearby.





Tenure: Freehold

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

Listed Status: Not Listed

Conservation Area: Yes, Billesdon

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

Broadband delivered to the property: FTTC

Non-standard construction: Believed to be of standard construction

Wayleaves, Rights of Way & Covenants: Yes

Flooding issues in the last 5 years: None

Accessibility: Two storey dwelling, no accessible modifications. There is a ground floor room suitable for use as a bedroom if required, along with a ground floor shower room

Planning issues: None which our clients are aware of

Planning local to property:

1) There is a planning consent for the erection of a detached bungalow to the rear of Keepers Cottage.

Planning application ref: 21/00612/OUT.

2) There is a planning consent for a residential development on Uppingham Road in Billesdon.

Planning reference 16/01819/OUT.

3) There is an application for the erection of three dwellings, garages, and associated access, on land adjacent to Keepers Cottage. Planning reference 25/00712/FUL. This is pending consideration.

All can be viewed on Harborough District Council's planning portal (www.harborough.gov.uk)

Satnav Information: The property's postcode is LE7 9AL, and house name Keepers Cottage.







Keepers Cottage, Long Lane, Billesdon, LE7

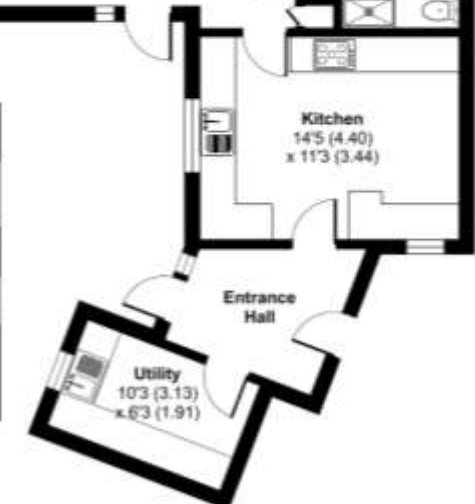
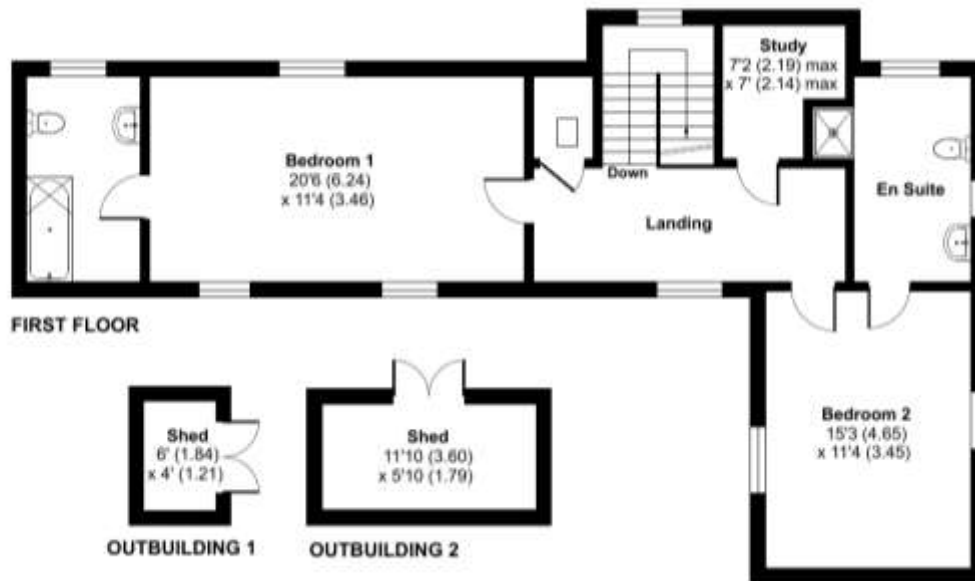
Approximate Area = 1864 sq ft / 173.1 sq m

Annexe = 364 sq ft / 33.8 sq m

Outbuilding = 93 sq ft / 8.6 sq m

Total = 2321 sq ft / 215.5 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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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