

JAMES SELICKS

FORGE COTTAGE

12 HIGH STREET, GREAT GLEN
LEICESTERSHIRE LE8 9FJ

GUIDE PRICE £500,000



This charming character property is believed to be one of the oldest in Great Glen with parts dating back to 1596 and although not Listed, is steeped in history, having once been two buildings, home to the village blacksmith and boasting exposed oakwork believed to be from 15th Century warships. In recent years the house has been carefully updated and now provides a two bedroom cottage with a one bedroom self-contained apartment/annexe thought suitable for generational living, as a shorthold let or as an AirBnB.

Cottage : original wooden doors • electric underfloor heating • CCTV • boot room • WC • kitchen • sitting room • study • master bedroom • bathroom • bedroom two • en-suite •
Apartment : kitchen • sitting room • bedroom • bathroom • paved rear garden • EPC - D

Location

The property is located on one of the prettiest and oldest streets in this popular south east Leicestershire village providing some picturesque views. Great Glen lies approximately seven miles south east of the city centre and offers a range of facilities including a Parish church, GP surgery, village store, post office, hair and beauty salon, library, local primary school and three public houses. A wider range of facilities can be found within nearby Oadby and Market Harborough.

Accommodation - Cottage

The property is entered via a smart composite door into a spacious entrance boot room/utility providing contemporary soft grey base level units housing a Hotpoint washing machine and Beko tumble dryer with a wooden preparation surface and a window above, a floor-to-ceiling storage cupboard, a built-in breakfast bar, inset ceiling spotlights and grey tiled flooring. A useful cloakroom with a window to the side houses the wall mounted Worcester Bosch boiler and provides a two piece suite.

The superb kitchen is the heart of this home, a welcoming space boasting an excellent range of contemporary soft grey eye and base level units with lighting, ample preparation surfaces, white splashbacks, a ceramic sink and drainer unit with a mixer tap and a window above. Integrated appliances include a Hotpoint double oven and microwave and Beko slimline dishwasher. An island unit with drawers provides breakfast bar space and houses a Hotpoint five-ring gas hob with a glass and stainless steel extractor unit above. There is space for an American style fridge-freezer, inset ceiling spotlights, grey tiled flooring and a fantastic original wooden ledge and brace door.

The sitting room is a spacious yet cosy space with beautiful exposed beams and brickwork, housing the staircase to the first floor with a useful understairs storage cupboard (the former front door), a multi-fuel cast iron burner set within a brick surround and hearth with a wooden mantel, a small window one side and a built-in display cabinet to the other, a further window overlooking the garden and double doors to a study with two Velux windows a window to the side and a patio door leaning back to the sitting room.

The return landing has windows to the front and side and provides access to the loft (thought suitable for conversion to further accommodation subject to the necessary planning consents). The large master bedroom has a window to the side, a feature cast iron decorative fireplace set into the chimneybreast with hanging space into the recesses, and a cut out exposed oak beam. The family bathroom houses the airing cupboard, boasts some lovely exposed beamwork and provides a freestanding bath on claw feet, an enclosed WC and a pedestal wash hand basin. There is an opaque glazed window, a chrome heated towel rail, part tiled walls and wood effect flooring.

Bedroom two is also a double room, with a window to the side, exposed beamwork and an en-suite with an enclosed WC, a wall hung wash hand basin with storage beneath and a large corner Spa shower enclosure with an Insignia hydro shower, a chrome heated towel, a mirror with lights, an opaque glazed window, fully tiled walls and wood effect flooring.







Accommodation – Apartment/Annexe

The apartment is entered via a solid oak door into the kitchen which provides a good range of eye and base level units and drawers with preparation surfaces and tiled splashbacks, a stainless steel sink and drainer unit with a window above. There is an integrated stainless steel oven with a four-ring gas hob and a stainless steel chimney style extractor unit over, space and plumbing for a washing machine and tumble dryer, and quarry tiled flooring. The cosy sitting room has two windows to the front, a feature brick Inglenook with an inset electric cast iron log burner on a marble hearth with a wooden mantel and oak lintel over with horseshoes believed to be from the original workshop, oak wall beams and flooring. The double bedroom has a window to the front, a further Velux rooflight, fitted wardrobes and oak flooring. The shower room has a corner shower cubicle, an enclosed WC and a wash hand basin with storage beneath and a mirror over, a chrome heated towel rail, a Velux rooflight, part tiled walls and tiled flooring.

Outside

The rear garden is perfect for ease of maintenance, being mainly block paved with a variety of trees, shrubs and plants. The property also has a double garage with power, lighting and a separate consumer unit. Two separate electric doors make it ideal for two vehicles; with two spaces to the front.

Tenure: Freehold. **Local Authority:** Harborough District Council, **Tax Band:** C

Listed Status: None. **Conservation Area:** None.

Services: Offered to the market with all mains services and gas-fired central heating.

Broadband delivered to the property: Cable & fibre, 19mbps.

Wayleaves, Rights of Way & Covenants: None our Clients are Aware of.

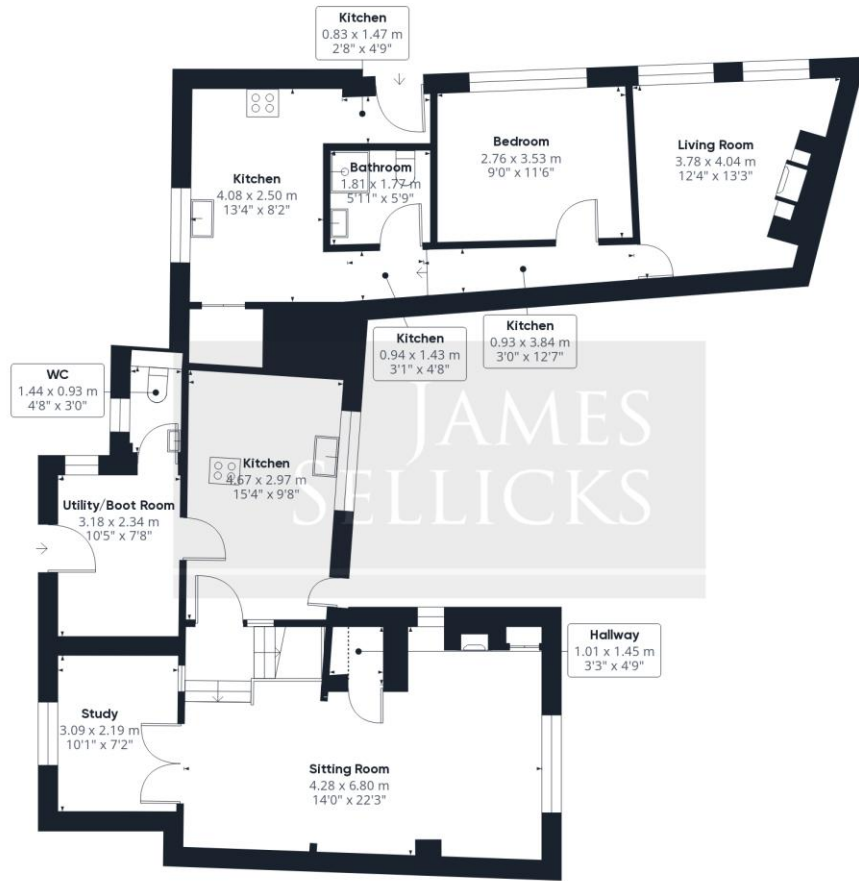
Flooding issues in the last 5 years: None our Clients are Aware of.

Planning issues: None our Clients are Aware of.

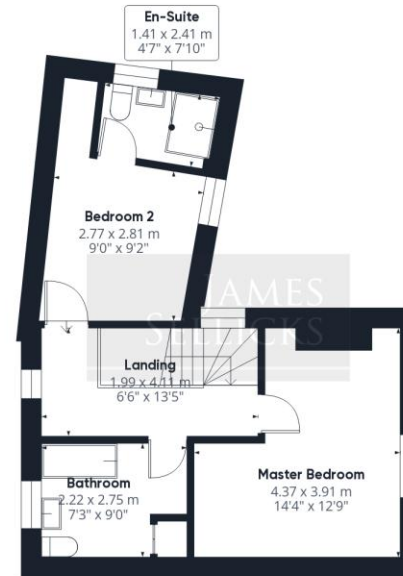




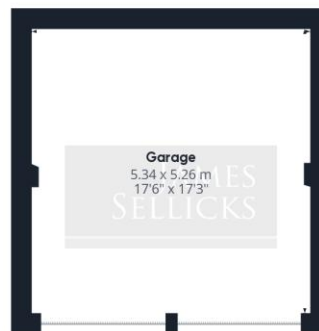




Floor 1 Building 1



Floor 2 Building 1



Floor 1 Building 2

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) A	83
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
62	
EU Directive 2002/91/EC	

Approximate total area⁽¹⁾

165.6 m²

1782.51 ft²

Reduced headroom

0.48 m²

5.16 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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.

