
JAMES
SELLICKS
Warbreck House
ILLSTON ON THE HILL, LEICESTERSHIRE

Welcome to Warbreck House, a unique, individual home built for, extended and enjoyed by the present owners for nearly 40 years, where tranquil, rural living combines with convenient access for Leicester, Great Glen schools, Market Harborough and Rutland.

Extended detached family home • Four bedrooms • Dressing room/bedroom five • Countryside views • Over 1,500 Sq. Ft of accommodation • Two garages and off-road parking • Landscaped gardens • Two reception rooms • Re-fitted kitchen and shower room • Highly sought after East Leicestershire village

Accommodation

Be prepared to be pleasantly surprised by the striking staircase and herringbone oak parquet flooring as you step in through the canopied front door of this charming home. To your right you will find the sitting room which feels bright and spacious and enjoys an attractive view of the landscaped garden beyond the window and bi-fold doors. An open fire set within a period-style surround provides the perfect focal point as well as warmth for those autumn and winter evenings. The dining rooms offers ample space for a variety of uses and provides further outdoor access to the dining terrace.

The kitchen has been re-fitted to provide a comprehensive range of units with plenty of storage and work surface space. Two bow windows flood the room with natural light, with paddock views to be enjoyed from the front. Integrated appliances include an AEG double oven, induction hob, with plumbing and space for a washing machine and dishwasher. The lobby beyond provides access to the guest cloakroom, re-fitted with a contemporary suite and utility/boiler room which houses the floor-standing oil-fired boiler.

The sense of space continues upstairs with a light and airy galleried landing. Here you will find four bedrooms and a dressing room, which could equally serve as a dressing room and, also offers scope to be converted into an ensuite bathroom. The main and guest bedrooms both enjoy panoramic countryside views to the west. The family bathroom has been re-fitted and re-configured to a shower room with walk-in double shower (with space to accommodate a bath) and wash hand basin. The WC is currently separate from the shower room.

Outside

Beyond the picket fence and five-bar gate you will find an attractive frontage with parking for two vehicles, and seating terrace which enjoys the morning sun, flanked by bedding areas, window boxes and hanging baskets. An extensive patio terrace to the side provides the perfect spot for private, al fresco dining, with further seating area where you can while away the hours with family and friends. There are steps up through the brick retaining wall to the manicured lawn which is flanked by bedding areas and a handy shed to the side.







Tenure: Freehold
Local Authority: Harborough District Council
Tax Band: E
Services: The property is offered to the market with all mains services and oil-fired central heating.
Planning: The neighbouring property at Hollin Top has an outline planning consent for one serviced plot for a self-build and custom dwelling (access, siting and scale to be considered). Ref: 24/00408/OUT. Plan available on request.
Hollin Top also has a planning consent for extension and alterations to an existing garage and outbuilding to form a residential annexe. Ref: 23/00968/FUL.

Location

Illston On The Hill is a small village and parish lying seven miles north of Market Harborough. The village has a strong sense of community with a strong farming heritage and a population in the 2011 Census at 179. The main road into the village is a dead end creating a relatively traffic free environment. The village has a small public house, popular with the villagers' and a parish church. A wider range of amenities can be found in the nearby village of Billesdon which includes a village store, GP surgery, post office and a school. Market Harborough to the south provides a wider range of facilities catering for all day-to-day needs, with independent shops and a mainline rail station giving access to London St. Pancras in around an hour.

Satnav Information

The property's postcode is LE7 9EG, and house name Warbreck House.













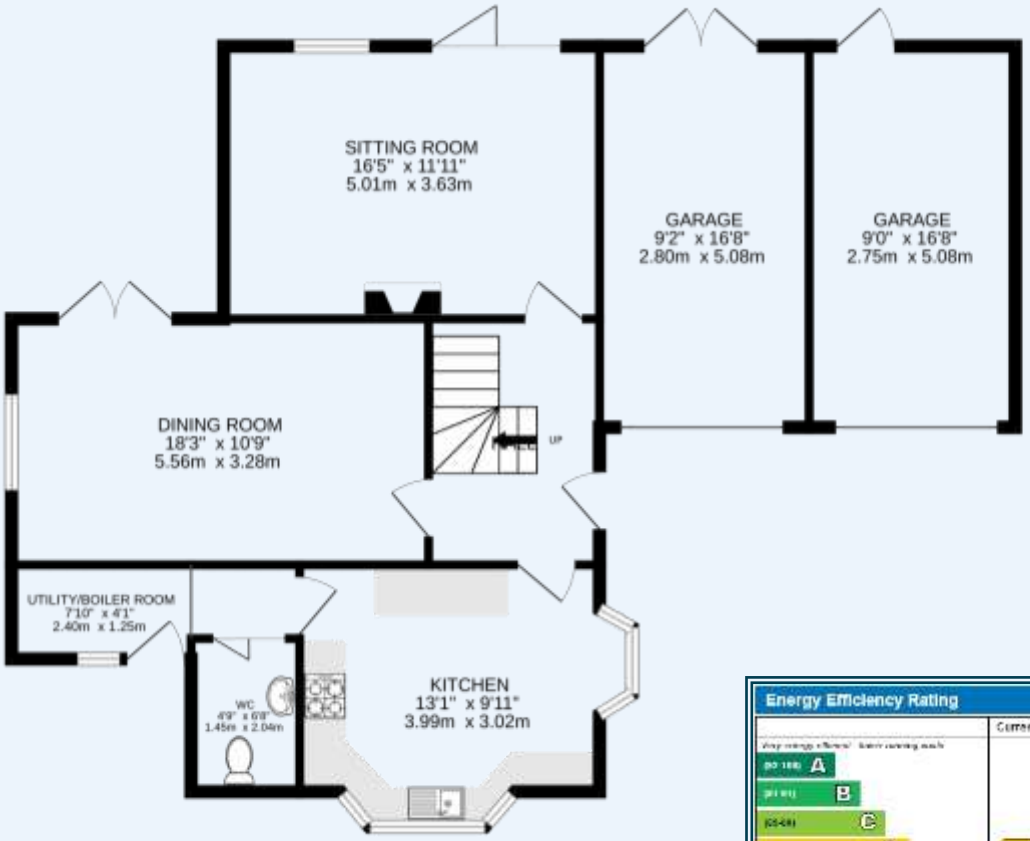
Warbreck House, Main Street Illston On The Hill, Leicestershire LE7 9EG

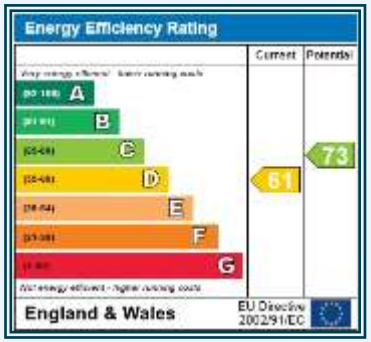
House approx. floor area = 1,526 Ft² (141.77 M²)

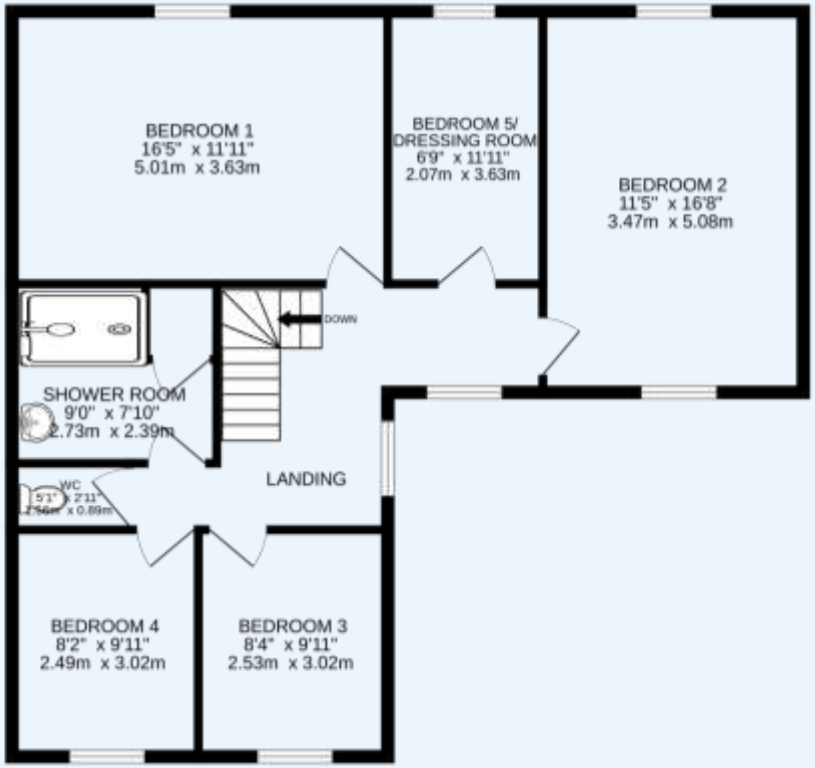
Garaging approx. floor area = 305.76 Ft² (28.40 M²)

Total approx. floor area = 1,831.76 Ft² (170.17 M²)

Measurements are approximate. Not to scale.
For illustrative purposes only.







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

Leicester Office
0116 2854554

Oakham Office
01572 724437

JAMES SELLICKS

jamessellicks.com

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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.





