

An aerial photograph of a residential street. A row of houses is visible, with one white, three-story cottage being the central focus. The cottage has a dark roof with several dormer windows and a prominent chimney. To its right is a smaller, single-story white building. The street is paved, and there are green hedges and trees in the foreground. In the background, there are more houses and a large green field under a clear blue sky.

JAMES
SELICKS

1 Windmill Cottage

HALLATON ROAD, TUGBY LEICESTERSHIRE

Offered to the market with no upward chain, Windmill Cottage is a charming and deceptively spacious village home that successfully combines period character with modern practicality. Having been thoughtfully extended over the years, the property now offers over 1,300 sq. ft of flexible accommodation arranged across three floors, all presented to a tasteful standard throughout. This traditional village home presents a wonderful opportunity to embrace an idyllic village lifestyle within one of East Leicestershire's most sought-after rural communities.

No upward chain and ready to move into • Approximately 1,329 sq. ft of versatile living space • Generous kitchen/dining room ideal for entertaining • Three bedrooms and adaptable loft room (STPP) • Easy-to-maintain courtyard garden • Countryside walks directly from the doorstep • Close-knit village community with popular local amenities • Convenient access to Leicester, Market Harborough and major road networks

Accommodation

Internally, Windmill Cottage is full of charm and character. Exposed ceiling beams, attractive period fireplaces, and cottage-style features combine to create a warm and inviting atmosphere, whilst tasteful décor throughout allows buyers to move straight in and enjoy the home from day one.

The accommodation flows particularly well for modern living. A welcoming reception room provides a cosy retreat, centred around an attractive fireplace that creates a natural focal point. To the rear, the extended kitchen/dining room forms the heart of the home, offering an excellent space for everyday family life and entertaining alike. The generous proportions and practical layout provide ample room for dining, socialising, and gathering with family and friends.

To the first floor are three well-proportioned bedrooms together with a family bathroom, whilst the second-floor loft room offers valuable additional flexibility. Whether utilised as a fourth bedroom, home office, hobbies room, occasional guest accommodation, or a dedicated work-from-home space, it provides adaptability rarely found in properties of this style, subject to necessary planning consents.

Outside

Outside, the paved courtyard garden offers a particularly appealing low-maintenance environment. Designed for ease of ownership rather than upkeep, it provides the perfect setting for outdoor dining and relaxing in the warmer months. The previous owner created a lovely sanctuary with varied and multiple plants in pots around the terrace. Secure and practical, as a lock up and leave garden, it is equally suited to busy professionals, families and those with pets seeking outside space without the demands of a larger garden.

There is also a gravelled off road parking space to the front of the property.

Location

Situated in the heart of Tugby, this charming home enjoys all the benefits of village living whilst remaining exceptionally well connected. The A47 lies just moments away, providing excellent access to Leicester, Uppingham and Peterborough, whilst the nearby A606 and A1 offer convenient routes to Market Harborough, Oakham, Stamford and beyond. Mainline rail services from Market Harborough and Leicester provide direct journeys to London St Pancras in under an hour, making the village an attractive choice for commuters seeking a more relaxed pace of life in the country.





Tugby is renowned for its strong sense of community and picturesque rural setting. Surrounded by rolling Leicestershire countryside, residents enjoy an abundance of footpaths, bridleways, and country walks quite literally from their doorstep, making the village particularly appealing to walkers, cyclists and dog owners alike. The village itself is home to the highly regarded Tugby Church of England Primary School, which was rated Good by Ofsted at its most recent graded inspection, further enhancing the area's appeal for families.

Adding to the village's charm is the popular Fox & Hounds public house, a traditional country inn at the heart of village life, whilst neighbouring Hallaton offers the well-regarded Bewicke Arms, renowned locally for its food and welcoming atmosphere. Together they provide excellent options for relaxed dining, socialising and community events in the locality.

Combining character, flexibility and a highly desirable village setting, Windmill Cottage offers a rare opportunity to enjoy a genuine countryside lifestyle whilst remaining exceptionally well connected to the wider region.

Tenure: Freehold.

Local Authority: Harborough District Council

Tax Band: D

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

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

Broadband delivered to the property: Unknown.

Accessibility: Two small steps to front door

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

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







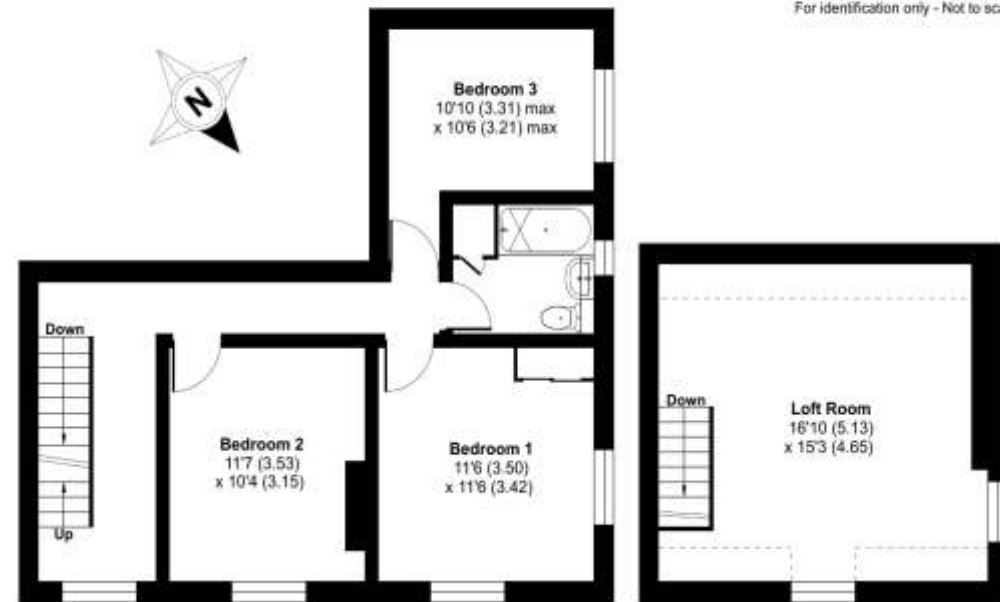
Windmill Cottage, Hallaton Road, Tugby, Leicester, LE7

Approximate Area = 1279 sq ft / 118.8 sq m

Limited Use Area(s) = 50 sq ft / 4.6 sq m

Total = 1329 sq ft / 123.4 sq m

For identification only - Not to scale



Denotes restricted head height

Score	Energy rating	Current	Potential
85+	A		
81-84	B		
65-80	C		Ye-E
55-64	D		
35-54	E	43 E	
21-34	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.

