



FERNIE  HOMES

JAMES
SELLICKS

MANOR ROAD

MEDBOURNE | MARKET HARBOROUGH | LE16 8DU



A beautifully finished mid-terrace three-bedroom home, located in a peaceful, unspoilt village setting with open countryside views to the rear.

Extensively renovated and extended in 2020, this character-filled home combines period features with modern comforts and is situated in a prime village location, ideal for those seeking a blend of rural charm and stylish living.



Medbourne

Quintessential Rural Living

Medbourne is arguably the jewel in the crown of this highly sought-after corner of East Leicestershire. Set in the stunning Welland Valley, the village boasts heaps of character and charm, offering idyllic rural living and a thriving local community.

The village is set in its own Conservation Area, preserving historic character and scenic beauty; the 13th Century St. Giles' Church stands at the heart of the village, while Medbourne Brook runs straight through the centre past the sports fields, children's playground, church and pub, and is crossed by a medieval packhorse bridge.

The village offers an abundance of local amenities including a village store and post office. The renowned Nevill Arms boutique hotel and pub is a central focal point, along with the Village Hall, providing a children's pre-school and hosting various activities for all ages from scouts to Pilates and WI coffee mornings. The sports and social club is another pillar of the community with tennis, football and cricket clubs all fielding junior and senior teams.

Medbourne is conveniently located just 10 minutes and 15 minutes from the market towns of Market Harborough and Uppingham respectively. Market Harborough provides a full range of shopping and lifestyle amenities, as well as a mainline rail link to London St Pancras with regular services in under 1 hour. Uppingham provides a more boutique shopping experience with numerous independent shops and restaurants focused round the picturesque market square.



“Living in Medbourne provides access to beautiful countryside views, walking paths, and a strong sense of community, making it a desirable location for those seeking a peaceful rural lifestyle”.





This pretty terrace house is adorned with hung clay tiles, leaded windows and a gothic-style porch; all beautiful original features that give this property a huge amount of kerb appeal. The house is set back from the quiet road, with a dwarf brick wall to the front and gravel driveway providing parking for two vehicles. A lawn and well-tended borders filled with lavender and flowering plants provide the perfect cottage setting.

Entering through an original solid wood brace and latch door, the hallway gives a striking first impression with full height tongue and groove panelling in Farrow & Ball colour 'Hague Blue' providing ample boot and coat storage in a boot-room style setting. A guest WC sits just off the hallway, as does a thoughtfully designed utility/laundry room with Belfast sink, oak worktops, tall larder cupboard and space for laundry appliances.

The hallway invites you through to the heart of the home, a light and spacious kitchen diner with French doors opening out onto the rear patio. Cream quartz worktops sit atop bespoke shaker-style solid wood kitchen cabinetry in heritage Farrow & Ball colour 'Blue Grey'. The double Belfast sink is positioned to overlook the rear patio through the large kitchen window, with south facing views across the well-kept garden to open countryside beyond.

Quality finishes continue throughout, including a Perrin & Rowe bridge kitchen tap finished in aged brass, a cream electric range Everhot cooker with triple induction hob and an integrated Miele dishwasher. The concealed pantry and matching built-in dresser unit in the dining area also demonstrate the care and attention that has gone into the design and layout of this lovely home.

The sitting room overlooks the front garden and offers a cosy ambience with an open fireplace set in an exposed brick chimney breast, complete with a cast iron grate and oak mantle. Bespoke storage cupboards and shelving add functionality to the alcove.

Upstairs, the master bedroom includes a Victorian cast iron fireplace and built-in wardrobes. There are two additional well-proportioned double bedrooms, one with far-reaching views over the rear garden and rolling countryside beyond. A luxurious family bathroom completes the accommodation, featuring a freestanding bath, double walk-in shower, vanity sink unit, and traditional-style towel rail.

The French doors in the kitchen diner lead out to a generous paved terrace ideal for entertaining, and two brick-built outbuildings—one with power and lighting, which is currently used as a gym but also benefits from fitted kitchen units and shelving providing very useful additional storage space. The second outbuilding is currently used as a garden shed. The garden beyond stretches away from the property and looks out onto open countryside, providing tranquil views and a real sense of space. It features mature planted borders, a raised vegetable garden at the rear and an astro-turfed area providing an ideal play area for small children.

Access to the rear garden is shared via a driveway, which includes a pedestrian right of way over the garden for No. 30 for their bin access. Although the cost of maintaining this shared space is expected to be split, the current owners have never been asked to contribute.



“It is unusual to find a property that pairs the functionality of spacious rooms and tall ceilings with the character and charm of a quaint village cottage”.



An Extensive Refurbishment

The property underwent a significant renovation and extension in 2020. A two-storey rear extension was added to create the south facing open-plan living space downstairs and a third bedroom upstairs.

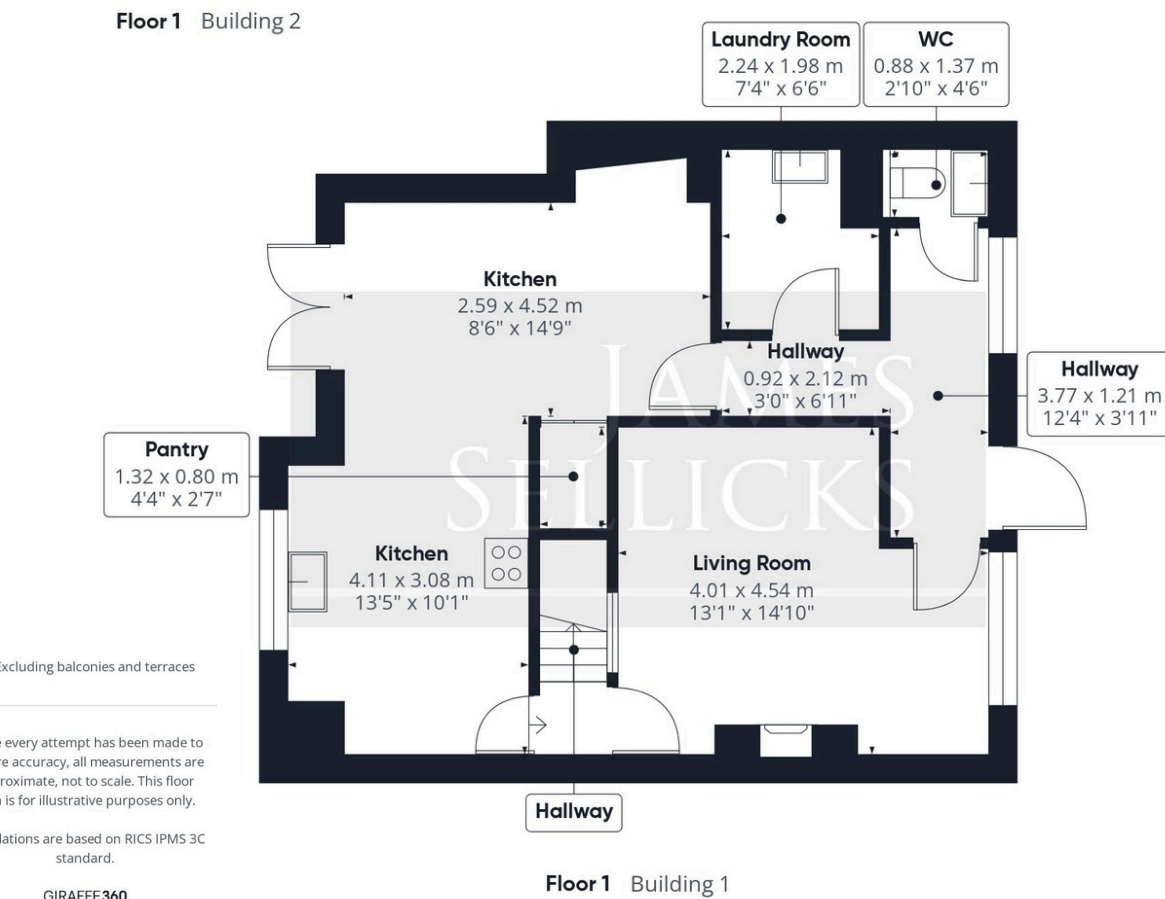
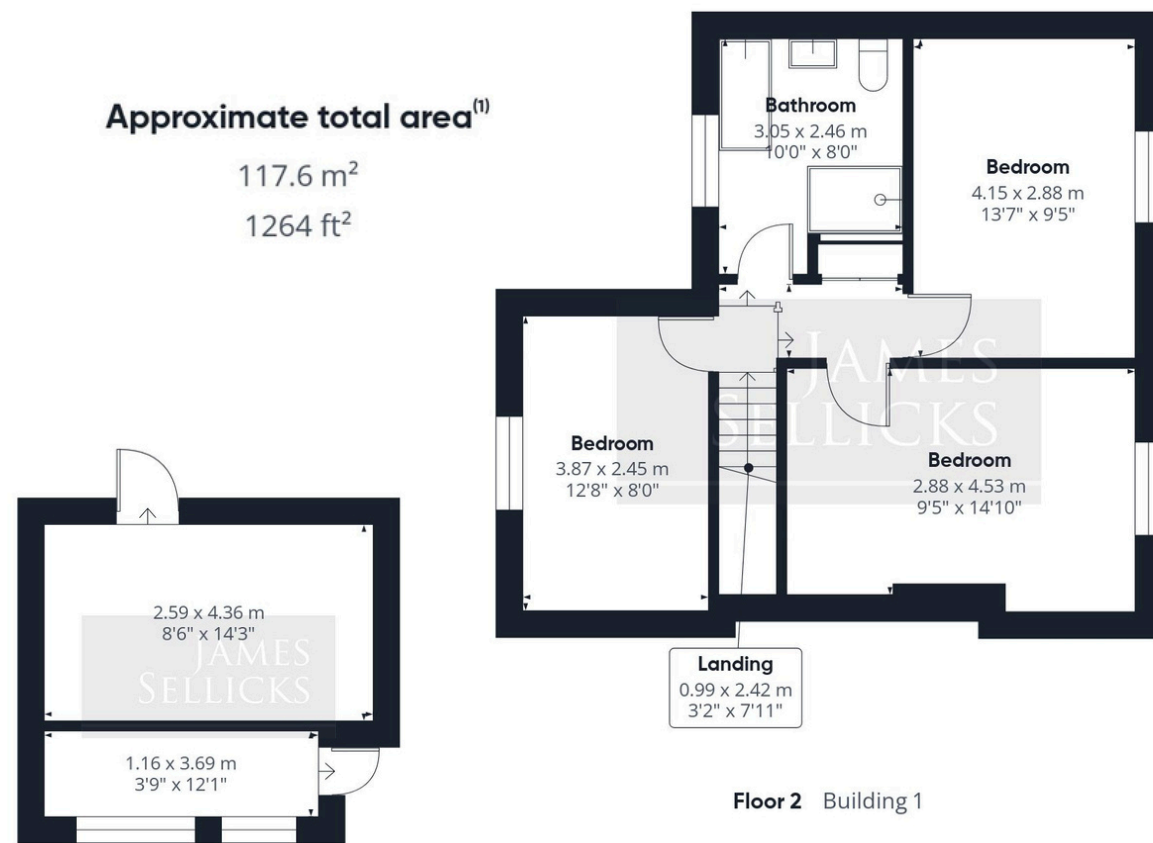
With original materials re-purposed (including hand cutting all the scalloped and arrow-headed hung tiles on the rear elevation), old and new have been blended seamlessly. A gravel driveway was created at the front of the property with off road parking for two vehicles.

Extensive front and rear patio areas and cast-iron rail fencing were also installed.

The refurbishment works internally included the installation of double glazed Accoya windows and French doors to the rear elevation.

The property had a full electrical re-wire and a water-fed underfloor heating system was installed to the majority of the ground floor. Electric underfloor heating pads have been installed to the bathroom and new bedroom upstairs, and the property was completely redecorated and recarpeted.

Other practical enhancements to the property include CAT6 cabling throughout, an electric car charging point to the front of the property and a warm water external tap, perfect for hosing down the dog after a long walk!



(1) Excluding balconies and terraces

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 are based on RICS IPMS 3C standard.

GIRAFFE360



- Tenure: Freehold
- Local Authority: Harborough District Council
- Tax Band: D
- Listed Status: Not Listed
- Built: 1884 (Victorian)
- Conservation Area: Yes, situated within Medbourne's Conservation Area
- Services: The property is offered to the market with all mains services and gas-fired central heating
- Meters: Gas & Electric smart meters
- Loft: Insulated, boarded, lighting, and loft ladders
- Broadband delivered to the property: ADSL
- Wayleaves, Rights of Way & Covenants: Yes
- Satnav Information: The property's postcode is LE16 8DU , and house number 28

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



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