

Rectory Cottage, Main Street, Catthorpe, Leicestershire, LE17 6DB

HOWKINS & HARRISON



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Guide Price: £635,000

A five bedroom period property with office/additional bedroom set over three floors, believed to date back to the 1700's, in the popular village of Catthorpe. This charming property offers character and flexible living accommodation and further benefits from a double garage, workshop and stores along with off-road parking for several vehicles and landscaped gardens.

Features

- Character cottage
- Exposed ceiling timbers
- Inglenook fireplace
- New Karndean flooring on ground floor
- Bespoke hand painted kitchen
- Conservatory with views over the garden
- Garage and workshop
- Car port
- Five/six bedrooms
- Landscaped rear garden







Location

Catthorpe is a small Leicestershire village with a church and a thriving, well stocked and popular farm shop, with a further highlight being the award-winning, dog-friendly pub, The Cherry Tree which serves as a wonderful social hub for residents. This welcoming establishment is perfect for enjoying a meal or a drink with friends, adding to the sense of community that this village offers. Catthorpe offers excellent access to the extensive motorway network surrounding Leicestershire as well as a Virgin high-speed train service from Rugby to Euston in around 50 minutes. Birmingham International airport can be reached in under 40 minutes from Catthorpe. The range of schooling is superb with independent schools like Bilton Grange, Princethorpe and of course the famous Rugby School is within easy reach. Reputable state schools are available in Swinford and Lutterworth if required.



Ground Floor

The property opens into a spacious entrance hall, recently re-fitted with Karndean flooring which extends through to the kitchen, utility room and dining room. Stairs rise to the first floor and doors lead through to the ground floor accommodation. The dining room, which opens out to the kitchen, has a multi paned window which overlooks the front aspect and attractive exposed ceiling beams. A door from the dining room provides access to the sitting room, which has an impressive brick-built and quarry tiled inglenook fireplace with bespoke shelving, exposed ceiling timbers and dual aspect windows which overlook the front and through to the conservatory. The kitchen is fitted with a variety of bespoke built, hand painted shaker style wall and base cabinets and drawers, with a combination of laminate and oak work surface over. There is a Belfast sink, integrated fridge, range style cooker and space for a dishwasher. The kitchen flows through to the utility room where there is space and plumbing for a washing machine and access to the ground floor cloakroom, which is part panelled and fitted with a WC and a wash hand basin over a vanity unit. A door from the utility room leads to the conservatory, which overlooks the garden, with central heating, ceiling fan and a glazed door providing access to the rear terrace.











First Floor

A split level landing has brace and latch doors which provides access to the five bedrooms. The principal bedroom overlooks both the front and rear aspect and is adjacent to the family bathroom, which is fitted with a pedestal wash hand basin, WC, jacuzzi style bath with shower screen and shower over, finished with tiling to the splash back areas. There are four further bedrooms to the first floor, two of which have access via sliding doors through to a 'Jack and Jill' bathroom with tiled effect vinyl flooring, fully tiled shower enclosure, WC with wall hung cistern and a wash hand basin. A loft is accessed from bedroom two which is fully boarded and well-lit with roof windows.

Second Floor

A door from the landing, which has attractive exposed timbers and Velux over, leads through to a spacious bedroom, fitted with dormer style windows which provide delightful views over the rear garden.















Outside

The property is accessed through double wooden gates, with a pedestrian door to the side, beyond which is a block paved driveway under a carport which extends around to the side of the property and to the double garage, workshop and store. The block paved driveway provides parking for several vehicles and also makes an ideal entertaining area to the rear of the property. The raised rear garden is mainly laid to lawn with established borders planted with a variety of flowers and shrubs including Hydrangea and Wisteria. Attached to the garage is a useful workshop and three stores. The owners currently maintain a further area of garden which has a gate with access to an allotment which can be rented for a nominal fee per year.

Agents Note

The lawned garden area beyond the closed board fencing, to the rear of the main garden, is currently rented through the Church and has direct access to the allotment. The allotment and garden are rented through the Church and is for garden use only. A boundary line has to be maintained and no permanent structures can be built.

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

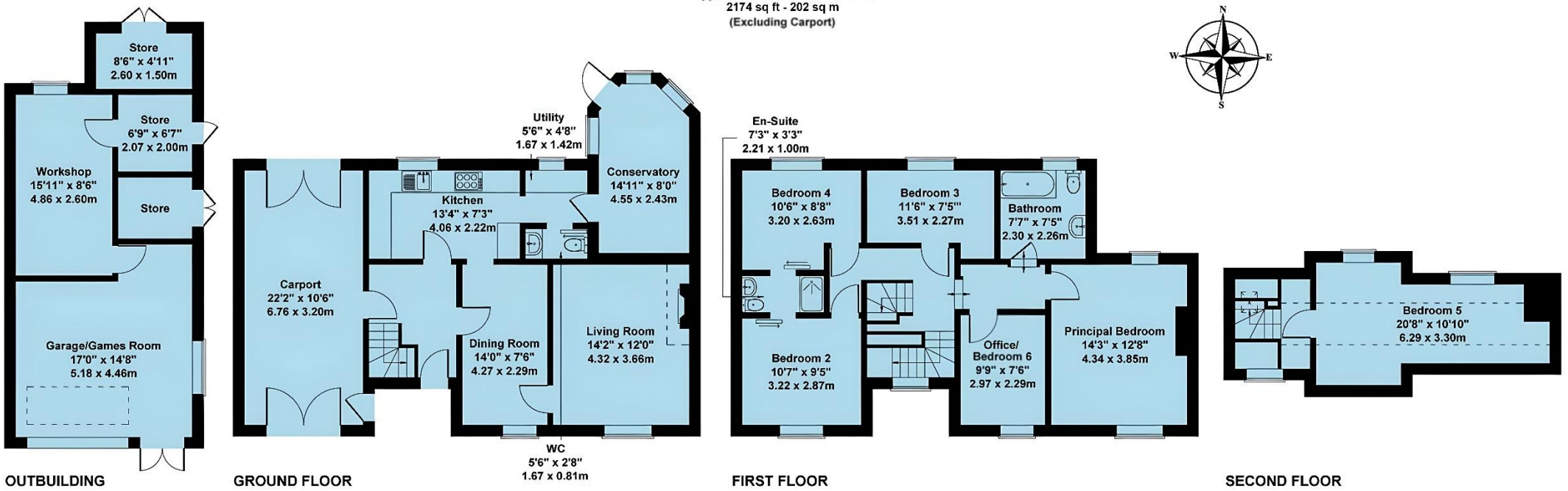






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Approximate Gross Internal Area
2174 sq ft - 202 sq m
(Excluding Carport)



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.


Garden area rented
from Church with
shed.
To allotments

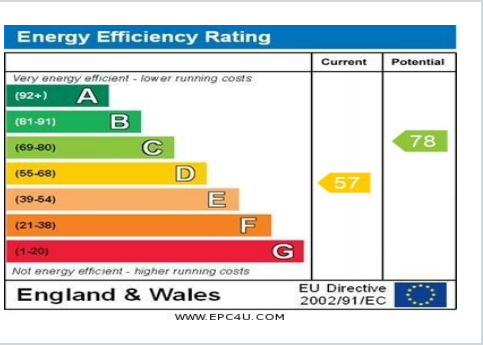
Viewing
Strictly by prior appointment via the agents Howkins & Harrison on Tel: 01788-564666..

Fixtures and Fittings
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority
Harborough District Council. Tel:01858-828282.
Council Tax Band- E





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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.

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