

YEW TREE COTTAGE

SMEETON WESTERBY, LEICESTERSHIRE

KING WEST



KING WEST

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A charming mid-18th century village home with a Swithland slate roof, a wealth of period character, excellent room layout and beautifully planted cottage gardens.

Yew Tree Cottage

27 Main Street, Smeeton Westerby, Leicestershire, LE8 0QJ

- Traditional Red Brick Village Cottage
- Swithland Slate Roof
- Quarry Tiled Floors
- Formal Sitting Room and Snug
- Kitchen/Breakfast/Dining
- Dining Room and Study
- Utility and Cloakroom
- Principal Bedroom with Dressing Room and En-Suite
- Three Further Bedrooms
- Family Bathroom
- Racked Wine Cellar
- Traditional Cottage Gardens
- Tandem Garage

Yew Tree Cottage sits in the heart of the village. It is believed to date from around 1750 and has been sympathetically extended over the years.

The Situation

The popular village of Smeeton Westerby is well known for its scenic quality, footpaths, bridleways, making it ideal for walking and horse riding. The village was once divided into the two separate hamlets of Smeeton and Westerby.

The village contains a highly regarded public house, church and village hall whilst the neighbouring larger village of Kibworth Beauchamp, within easy walking distance, contains a good array of everyday shopping requirements, healthcare, public houses, restaurants and sports clubs.

Communication in the area is excellent with the city of Leicester offering a high-speed rail link to London St Pancras International, also available from the nearby town of Market Harborough to the south. By road the M1 connects to junctions 20 and 21. The M69 connecting via junction 21 of the M1 to the major arterial networks of the Midlands and south.

Educational facilities are excellent with preparatory schools at Uppingham, Leicester and Great Glen, secondary education at Leicester, Uppingham, Oakham, Oundle and Rugby.

The Property

A charming mid-18th century village home with a Swithland slate roof, a wealth of period character, excellent room layout and beautifully planted cottage gardens. It is built of red brick beneath a Swithland slate roof and keeps many original features, including exposed beams and old quarry-tiled floors running through the kitchen and dining room.

Having grown gently over more than two centuries, the house has a layout that flows naturally from one room to the next. At its heart is the kitchen/breakfast room, which opens onto the dining room, the snug and the rear hall. As a result, the living spaces feel connected and none sits apart from the rest of the house, while each room keeps its own character. It suits everyday family life and entertaining equally well.

The formal sitting room is a generous 19'4" x 13'0", with a fireplace and built-in bookshelves, and makes a fine room for entertaining. The snug and the adjoining study give quieter spaces to retreat to. Beneath the house is a cellar fitted with wine racking.

A casement door provides access to the garden from a small hall which in turn has stairs rising to the first-floor landing. The principal bedroom is light and spacious having a range of built in wardrobes and steps leading down to a dressing area and en-suite with separate bath and double tray shower. There are three further well-sized double bedrooms and a family bathroom.

Outside

Occupying a substantial corner position, with separate personal gates leading to a mature walled garden and garaging.

The gardens are a particular delight. They are beautifully planted in the traditional English cottage-garden style, with well-stocked borders, mature trees and lawns either side of a brick path that runs the length of the garden. A south-facing patio looks back over the garden to the village beyond, and a sheltered pergola-covered patio beside the cottage is ideal for BBQs and al fresco dining.

The cottage is completed with brick-built store and open sided tandem garage with parking for one vehicle.









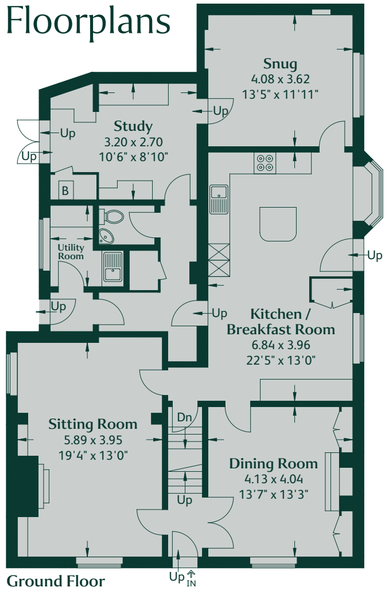




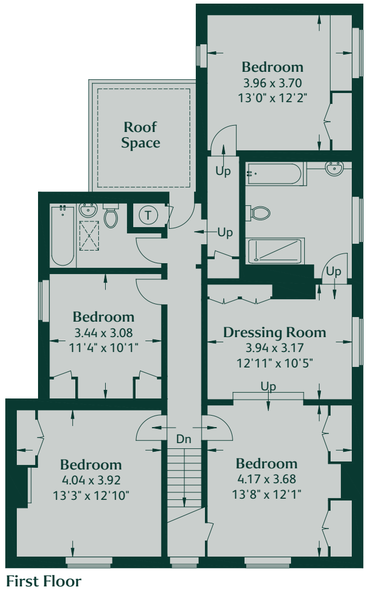




Floorplans



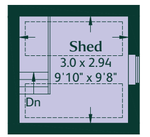
Ground Floor



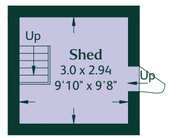
First Floor

Approximate Gross Internal Area
Main House = 226.48 sq m / 2437.81 sq ft
Cellar = 14.90 sq m / 160.38 sq ft
Outbuildings = 17.64 sq m / 189.87 sq ft
Carport = 31.52 sq m / 339.27 sq ft
Total Area = 290.54 sq m / 3127.33 sq ft

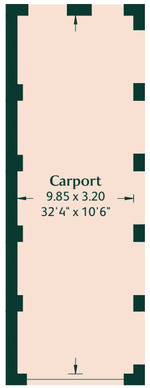
= Restricted Head Height



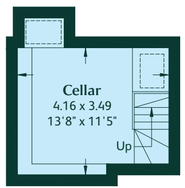
Outbuilding First Floor



Outbuilding Ground Floor



Carport



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General Remarks

Viewing
The property may only be inspected by prior arrangement through King West.
Tel: 01858 435970.

Council Tax Band
Council Tax Band G

Services
None of the services have been tested by the agents.

Local Authority
Harborough District Council

EPC Rating
Energy Performance Rating D



Suggested boundaries for illustrative purposes only







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