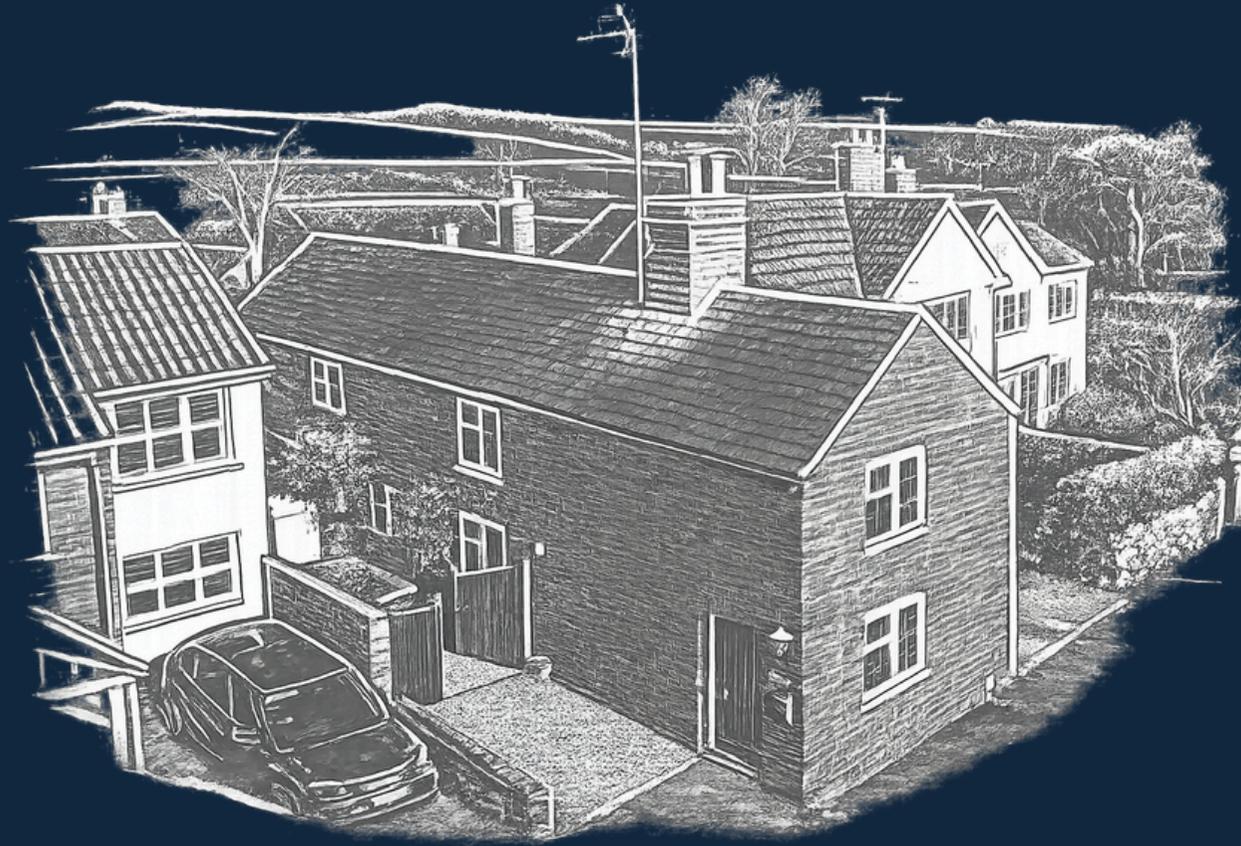




BY DESIGN



Tye Cottage

Thorpe Langton, Leicestershire

Extended, refurbished detached period cottage, with countryside views, in the heart of the Langtons

If you're looking to enjoy life in the Langtons then this extended, refurbished detached period cottage offering over 1,400 sq. ft. of accommodation with views of Langton Caudle, could be just for you.

Offering over 1,400 sq. ft. of accommodation with three double bedrooms, open plan kitchen, family/dining room and separate snug and dining room, this home is an idyllic downsizer's country retreat, that has evolved while retaining many period and character features.

Thorpe Langton and neighbouring villages, known as The Langtons, are among most sought-after locations within Leicestershire, buyers are drawn by the charm and quality of housing, the attractive countryside, and proximity to Market Harborough and its mainline railway station with links to London St Pancras in just under an hour. There is schooling in both state and private sectors in particularly Church Langton primary school and a strong sense of community throughout the Langtons. There is an extensive range of independent shops and leisure facilities in the thriving town of Market Harborough.

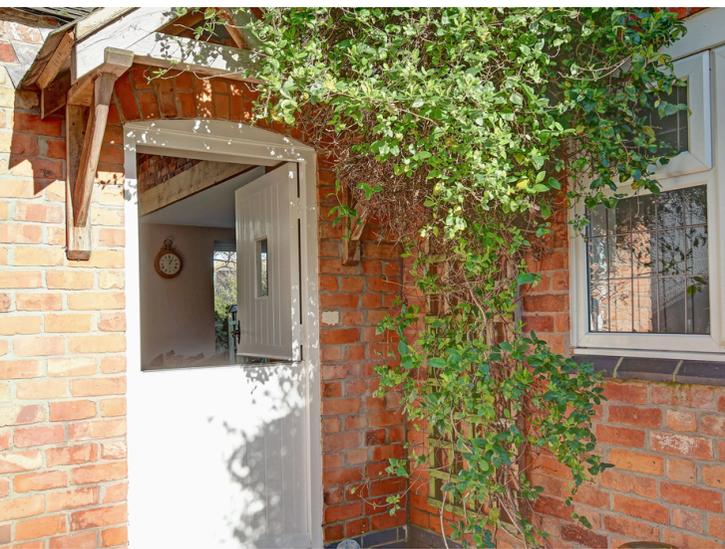
Tye Cottage offers a refined village lifestyle without compromise. An inviting home of depth, balance and enduring appeal.

Tye Cottage, Thorpe Langton, Leicestershire











Accommodation

Arrival is through a canopied porch and stable-style door, setting the tone for what lies beyond. Inside, the cottage opens into a superb open-plan kitchen, dining and family room, with a striking flagstone floor. A side window, rooflight provide natural light, while bifold doors frame a view of the landscaped garden.

The kitchen itself is both practical and elegant, fitted with an extensive range of cabinetry, generous work surfaces. Space is provided for a range-style oven alongside integrated appliances, all set beneath a limestone floor that anchors the room with understated sophistication. Tucked discreetly to one corner is a contemporary cloakroom with fitted storage and utility provision.

From here, a brace-and-latch door leads into the snug, a welcoming retreat centred around an open fireplace set within an exposed brick hearth. This is a room made for slower evenings, offering intimacy without separation, flowing naturally into the front dining room.

Here, exposed beams and a feature range oven speak gently of the cottage's origins.

Oak stairs rise to the first floor, where windows along the landing draw the eye outward to rural views. Three double bedrooms are arranged with balance and flexibility in mind.

The principal bedroom sits quietly to the rear, accessed via an anteroom currently used as a dressing room, though could serve as a study, or be converted to an en suite. Vaulted ceilings, timber floorboards and far-reaching countryside views create a space of calm and retreat.

Two further double bedrooms, both with feature fireplaces, complete the accommodation, alongside a characterful family bathroom that features a white suite including a bath with shower over.

Outside, gravelled off-road parking sits to the side, with timber gates opening into a an attractive, private courtyard which offers flexibility of additional parking. The rear garden has been thoughtfully landscaped, combining paved terraces for dining and entertaining with lawn and mature borders.

Ground Floor

Approx. 73.1 sq. metres (787.2 sq. feet)



First Floor

Approx. 64.2 sq. metres (690.5 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Total area: approx. 137.3 sq. metres (1477.7 sq. feet)

Measurements are approximate. Not to scale.
 For illustrative purposes only.
 Plan produced using PlanUp.





Tye Cottage, Thorpe Langton, Leicestershire



BY DESIGN

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National audience
local knowledge