



THE MANOR HOUSE

GUMLEY, LEICESTERSHIRE



KING WEST



KING WEST

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Offices: Market Harborough • Stamford



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*A rare development opportunity with unlisted Manor House
in a sought-after village.*

The Manor House

Main Street, Gumley, Leicestershire, LE16 7RU

Market Harborough 6 miles (with HST to St Pancras International)

Leicester 12 miles (with HST to St Pancras International)

(All distances approximate)

- Detached Character Farmhouse with Four Bedrooms & Garden
- Planning Permission granted for conversion of existing agricultural buildings to create three residential dwellings
- Thriving Central Village Location
- Attractive Grounds & Setting
- In all approximately 2.25 acres

*A handsome double fronted period residence set back from the village lane
in the heart of the village.*

The Situation

The Manor House is situated on the edge of the popular village of Gumley, which has a Church, village hall and public house/restaurant. Nearby is the historic market town of Market Harborough with a range of everyday facilities, including banks, supermarkets, a commercial centre, theatre and leisure centre. It is from here that the main line station connects to London St Pancras and Eurostar within an hour. Nearby is the famous Foxton Locks Inclined Plane on the Grand Union Canal. The arm from the foot of the Locks terminates in Market Harborough basin. The entire nationwide canal system is accessible from here.

Further to the north lies the city of Leicester with a highly comprehensive range of commercial and leisure facilities. Neighbouring towns include Northampton, Kettering and Corby. The M1 motorway is to the west and the A14 to the south. International air travel is available at East Midlands, Birmingham, Stansted and Luton airports.

The area is well known for schooling with primary and preparatory at Foxton, Husbands Bosworth, and Great Glen and senior at Market Harborough, Great Glen, Leicester, Uppingham, Oakham and Oundle.

Sporting and recreational activities are also well catered for in the area. Gumley Cricket Club is located just outside the village. Golf is at Market Harborough, North Kilworth and Leicester. Water sports, including sailing, fishing one mile away at Saddington Reservoir, Rutland Water, near Oakham, Northampton Sailing Club just outside Brixworth and fishing on Eyebrook Reservoir near Uppingham.

The Property

The Farmhouse

This charming home offers a wealth of character throughout and generous proportions across three floors.

On the ground floor, the accommodation includes a sitting room, drawing room, formal dining room and a traditional kitchen, all retaining original features and offering views over the grounds and village surroundings.

To the first floor are four spacious double bedrooms and a family bathroom, with additional attic rooms above offering potential for further accommodation, a home office or studio space.

Outside

The property benefits from a range of outbuildings, including a workshop, grain store, stables and garage offering excellent scope for ancillary development. The setting provides privacy and space while remaining conveniently positioned within the village.



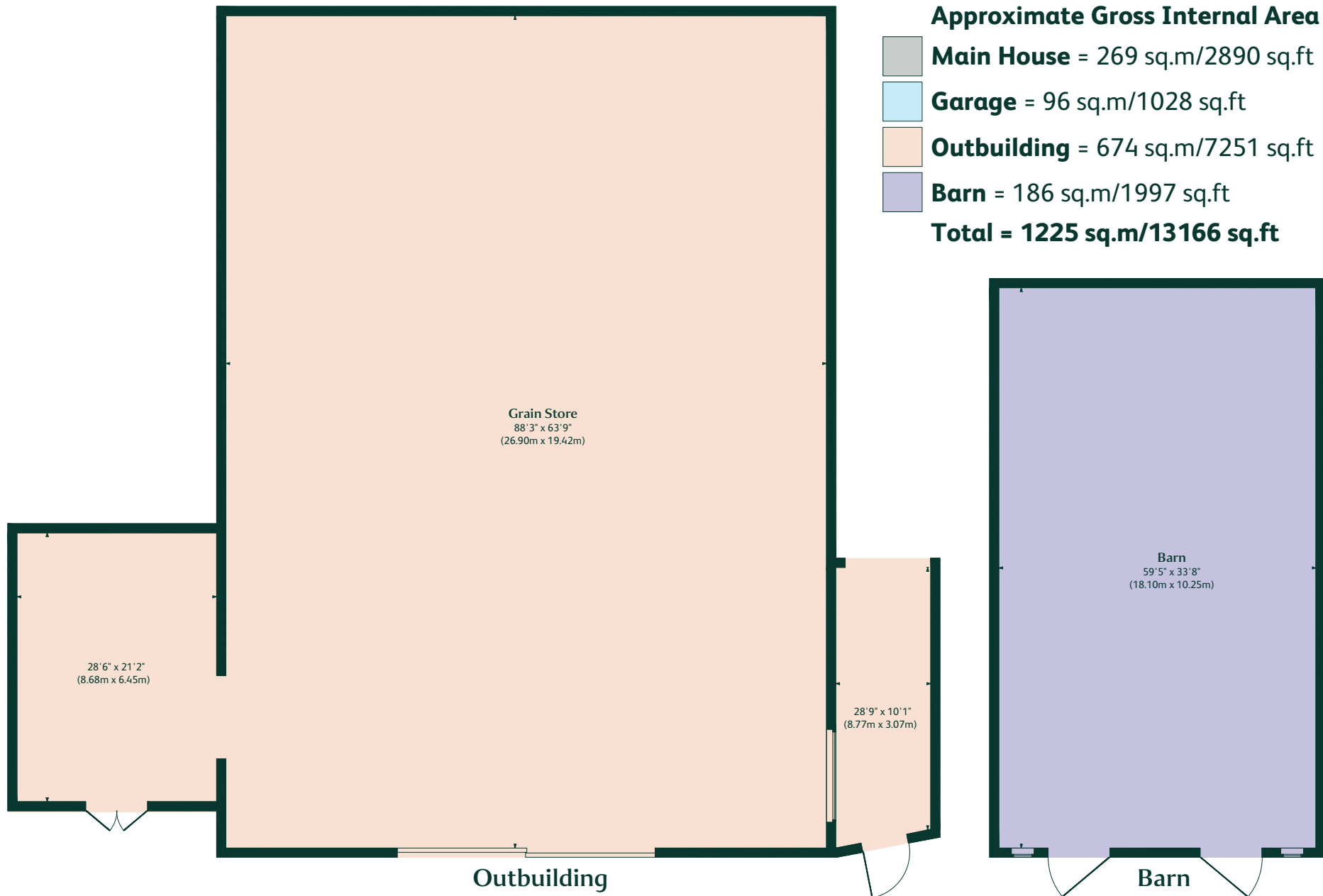




Floorplans



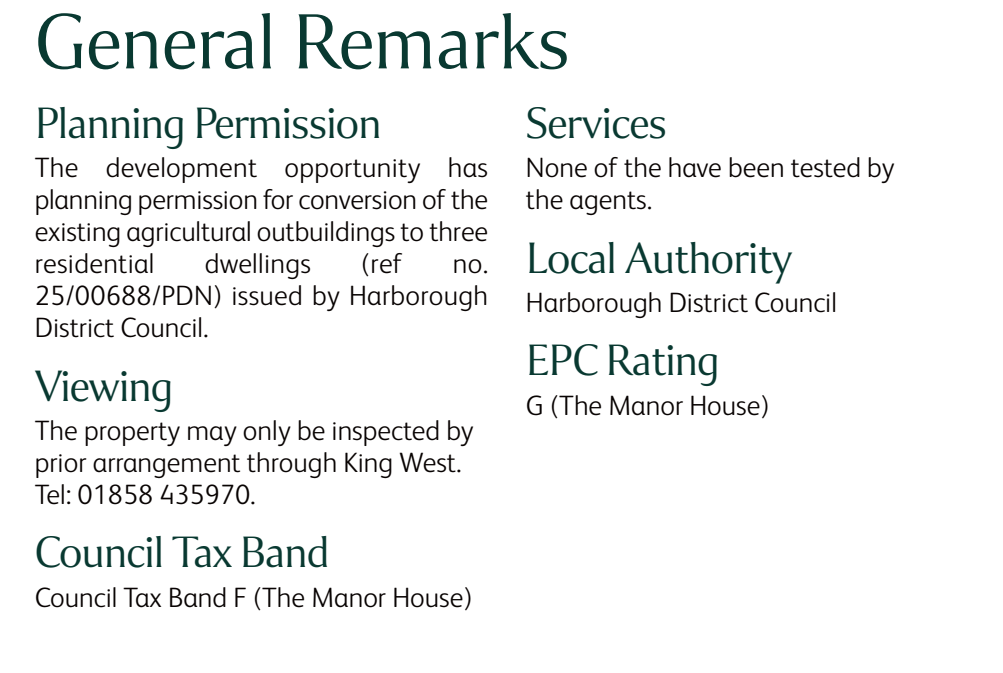
Approximate Gross Internal Area	
Main House	= 269 sq.m/2890 sq.ft
Garage	= 96 sq.m/1028 sq.ft
Outbuilding	= 674 sq.m/7251 sq.ft
Barn	= 186 sq.m/1997 sq.ft
Total = 1225 sq.m/13166 sq.ft	



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General Remarks

Planning Permission

The development opportunity has planning permission for conversion of the existing agricultural outbuildings to three residential dwellings (ref no. 25/00688/PDN) issued by Harborough District Council.

Viewing

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

Council Tax Band

Council Tax Band F (The Manor House)

Services

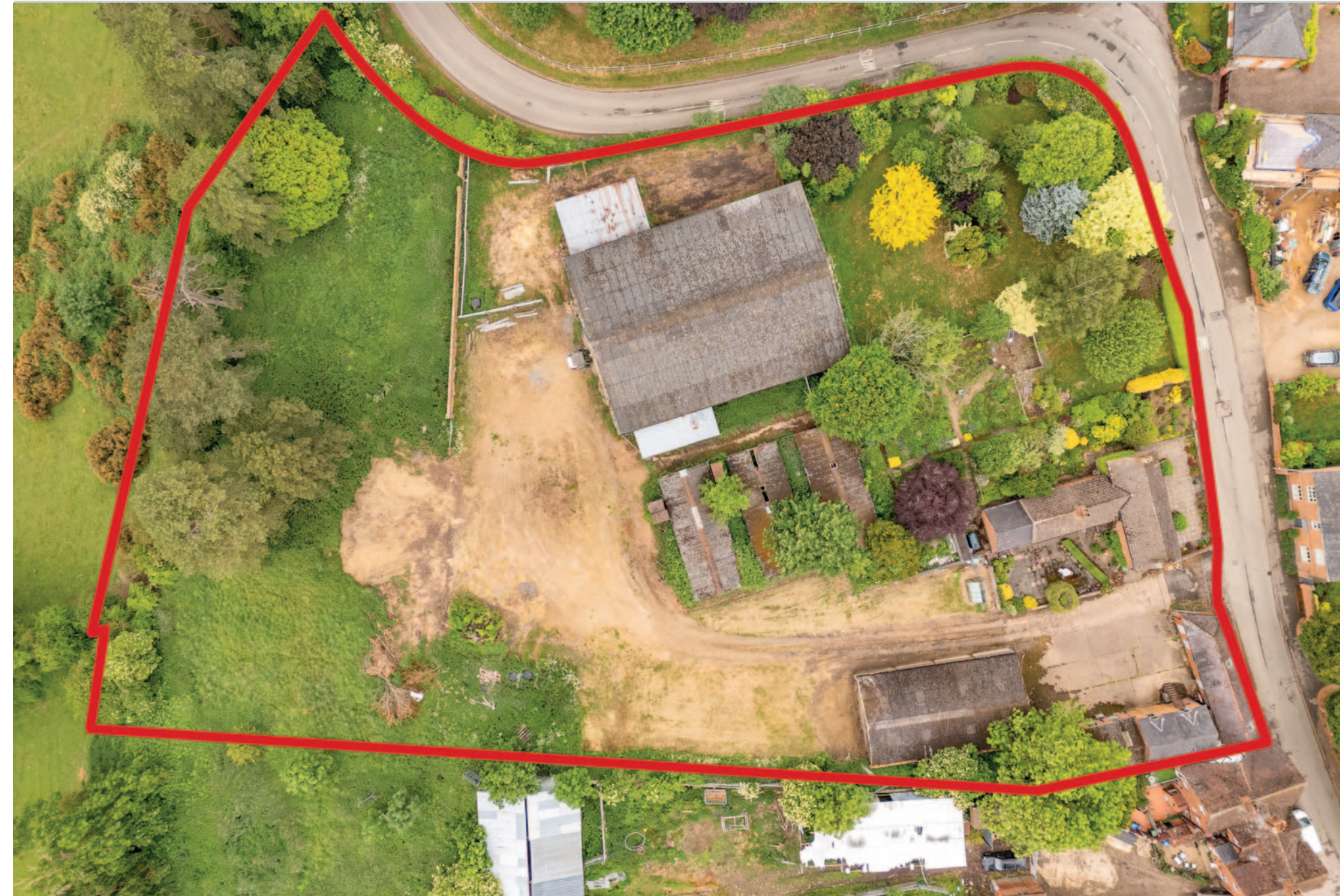
None of the have been tested by the agents.

Local Authority

Harborough District Council

EPC Rating

G (The Manor House)





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